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CITY OF ALAMEDA  
HOUSING ELEMENT  
PHASE I

POPULATION AND HOUSING CHARACTERISTICS

|                 |         |
|-----------------|---------|
| Population      | Alameda |
| Housing Surveys | "       |
| Social survey   | "       |
| City planning   | "       |

Alameda, CITY PLANNING DEPARTMENT

AUGUST 1975

ADOPTED BY CITY COUNCIL MARCH 16, 1976

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## INTRODUCTION

As Phase I of the Housing Element work program, the Planning Department has collated figures for population and housing inventory characteristics; this compilation is offered as a preliminary report of the Housing Element. The first two sections of the report detail population and housing characteristics at the City-wide level. Sections Three and Four relate to specific local circumstances which impact upon the housing stock; and, finally, Sections Five and Six focus on the variations between census tracts of certain population and housing characteristics.

Most of the information included here is either extracted or derived from the 1960 and 1970 Census of Population and Housing. To avoid repetition of source information, only the year, volume, and table numbers are noted after each tabulation. Where another source has been used it is noted in full. All of the census data contained here was drawn from published census volumes and is therefore readily accessible; however, it is necessary to point out some of the problems of accuracy and interpretation inherent in census information. Some of the data presented here was based upon a complete survey of the City; other pieces of information were derived from 10% or 20% samples taken from within the City. In some cases

the same piece of information may have been collected both in a full survey and in a 10% sample. This can lead to discrepancies in the data, of which it is important to be aware.

The last census was taken in 1970 and its information is now fully five years out of date. Where possible, figures have been updated to reveal more recent trends. However, the census provides the most thorough and objective data base available, and the comparison of figures from 1960 and 1970 enables broad trends to be observed. More thorough updates and projections will be the subject of future reports.

Finally, the census strives to be objective in its definitions and in so doing, produces very specific descriptions which sometimes vary from the commonly accepted meanings of the words. For clarification purposes, a listing of census definitions is included in Appendix I.



## SECTION I

### SOCIAL CHARACTERISTICS

#### Total Population

Between 1950 and 1960, Alameda's total population declined by 575, from 64,430 to 63,855. However, during the same period, the number of Navy personnel residing at the Alameda Naval Air Station (NAS)\* dropped from 20,991 to 12,083. Adjusted for fluctuations in Naval personnel, Alameda's civilian population increased from approximately 43,439 in 1950 to 51,772 in 1960. By 1970, the total population had increased by 11.13% to 70,968 and by the beginning of 1975 there were an estimated 77,260 people in Alameda.\*\* This reflects a very positive increase in the civilian population, for over the 1960-70 period, the number of personnel residing at the NAS declined by 736 persons.

#### Population by Race

Alameda's 9.7% non-white population was well below the Metropolitan Area's 17% and Alameda County's 20%. (The terms Metropolitan Area and Standard Metropol-

\* This was computed from the total population of Census Tracts 4274 and 4275 which together comprise the total area of the NAS.

\*\* This figure was calculated by adding units constructed between 1970 and 1974 to the 1970 census figures and applying family size estimates of 2.99 for single-family and 2.04 for multiple-unit dwellings. This gives a population increase of 6,292 from 1970-74. Family size estimates were provided by Alameda County Planning Department.

itan Statistical Area are used interchangeably here to refer to the five counties of Alameda, Contra Costa, Marin, San Francisco and San Mateo. Santa Clara County is excluded.) The percentage of Blacks fell from 4.9% in 1960 to 2.6% in 1970, while other non-white groups increased by 4%. Considered in aggregate, the non-white population grew by 37.17% between 1960 and 1970, compared to an 8.9% increase in the white population.

Alameda's total minority population can be subdivided into three broad racial/ethnic groups: Black, Spanish Heritage and "Other Specified Race."

Exhibit I-1: Total Population by Race: Alameda 1960 and 1970

|           | 1960   |       | 1970   |       | Change |       |
|-----------|--------|-------|--------|-------|--------|-------|
|           | #      | %     | #      | %     | #      | %     |
| Total     | 63,855 | 100.0 | 70,965 | 100.0 | +7,113 | +11.1 |
| White     | 58,843 | 92.1  | 64,093 | 90.4  | +5,250 | + 8.9 |
| Non-White | 5,012  | 7.8   | 6,875  | 9.6   | +1,863 | +37.2 |

Source: 1960 PHC (1)-137: P1  
1970 PHC (1)-189: P1

Black Population

This was the smallest of Alameda's minorities, constituting 2.6% of the individuals and 1.45% of the households in 1970. Yet despite their relatively small numbers, they were the minority group most in "need." Their median family income in 1970 was \$5,778, compared to \$10,674 for the City as a whole; and when the figures for families and unrelated individuals are combined, this median drops to \$3,202. Over 29% of Black households were below the poverty line, compared to 8.9% for the City as a



whole. According to the Special Census Tabulations provided by the Department of Housing and Urban Development, there were no Black homeowners in Alameda in 1970.\* Of the households who rented, 119 or 43.6% were defined as living in inadequate accommodations.\*\* It is clear that, although Blacks comprise a relatively small proportion of Alameda's population, those there are constitute a significant element of the need problem.

### Spanish Heritage\*\*\*

In 1970 there were 6,972 Spanish Heritage persons in Alameda, or 9.8% of the total population. Thirty percent of the Spanish Heritage households were owner-occupied and 70% were rented. Of those that rented, fully 95% were in inadequate accommodations, while only 4.6% of the owner-occupants were inadequately housed. Although the median income for Spanish Heritage families was below the City median (\$9,299 and \$10,674, respectively), their median income of \$7,068 for families and unrelated individuals was higher than the comparative statistic of \$6,973 for the total population. As a group,

\* However, personal knowledge of members of the Planning Department indicates that there are at least a few Black homeowners.

\*\* Owner and Renter-Occupied Units by Living Condition: 1970 Special Census Tabulation provided by H.U.D. See Appendix for definition of "inadequate accommodation."

\*\*\* Spanish Heritage includes people of Spanish language or Spanish surname.

they had higher percentages of people below the poverty threshold (11.3% compared to 8.9% for total population) and of people on public assistance (30.3% compared to 17% for the entire population).

#### Other Specified Races

This group, composed of Japanese, Chinese, Filipinos, Hawaiians, Koreans and other Pacific Islanders, constituted 5.6% of the total City population and 3.75% of the households. (It should be noted that there may be some overlap between the "Other Specified Races" and the Spanish Heritage group, since many Filipinos are Spanish-surnamed). Of the 1,159 family units, 358 or 30.89% were identified by the Special Tabulations as being in inadequate accommodations. Of the total households, 515 or 44.4% were owner-occupied and 55.6% renter-occupied. Of the owner-occupied households, 6.2% were inadequately housed, while 326 or 50.62% of renter-households were judged to be in inadequate accommodations. Income characteristics for this group were not included in published census volumes.

Clearly, there are substantial differences between and even within the various racial groups. The one unifying feature of all three groups was the extent of inadequate housing located within the rental housing sector, varying from 95% of Spanish Heritage renters in inadequate accommodations, to 43.6% of Black renters. There was little correlation between the inadequacy of rental accommodations



and the proportion of home-ownership. The Black population, which had the lowest proportion of people in inadequate rental accommodation in 1970, had virtually no owner-occupiers; the Spanish Heritage population had almost all its renters in inadequate accommodation, yet had 30% of the group in owner-occupation; finally, the "Other Specified Race" population had 50.62% of renters in inadequate accommodations yet had 44.4% of the families in owner-occupation, a higher proportion than in Alameda's total population in 1970.

### Minority Comparisons

The Association of Bay Area Governments Regional Housing Plan, Phase I, identified the relative situations of Bay Area communities judged against the total for the nine-county region.\* Of the 108 communities compared, Alameda was located in the following positions.

### Black Concentration by Locality

This was calculated by taking the percentage of Blacks in the locality and dividing by the percentage of Blacks in the region; thus the larger the ratio, the larger the relative population. For all 108 communities, the ratios ranges from 0 - 7.723, with Alameda being twenty-second from the top of the list at 0.326. This

\* See Appendix for complete tables of relative populations. A ratio of 1.00 indicates similar proportions in the locality and the region.

indicates that although Alameda has a much smaller Black population than, for instance, Oakland, or than the total region, it nevertheless had a larger Black population than the majority of communities in ABAG's jurisdiction.

#### Spanish Heritage Concentration by Locality

The ratios of this group ranged from 0.160 - 3.635 with Alameda lying forty-fifth from the top of the list with a ratio of 0.706. Alameda's percentage of Spanish Heritage people was, therefore, lower than the proportion in the region.

#### Other Minority Groups by Locality

This group includes Orientals, American Indians and Pacific Islanders not classified as white or Black.\* The ratios ranged from 0.031 - 2.772 and Alameda was only 5 places from the top of the list, with a ratio of 1.259. Therefore, Alameda had one of the largest "other race" groups relative to the region, despite the fact that this group was second in size to the Spanish Heritage group in Alameda.

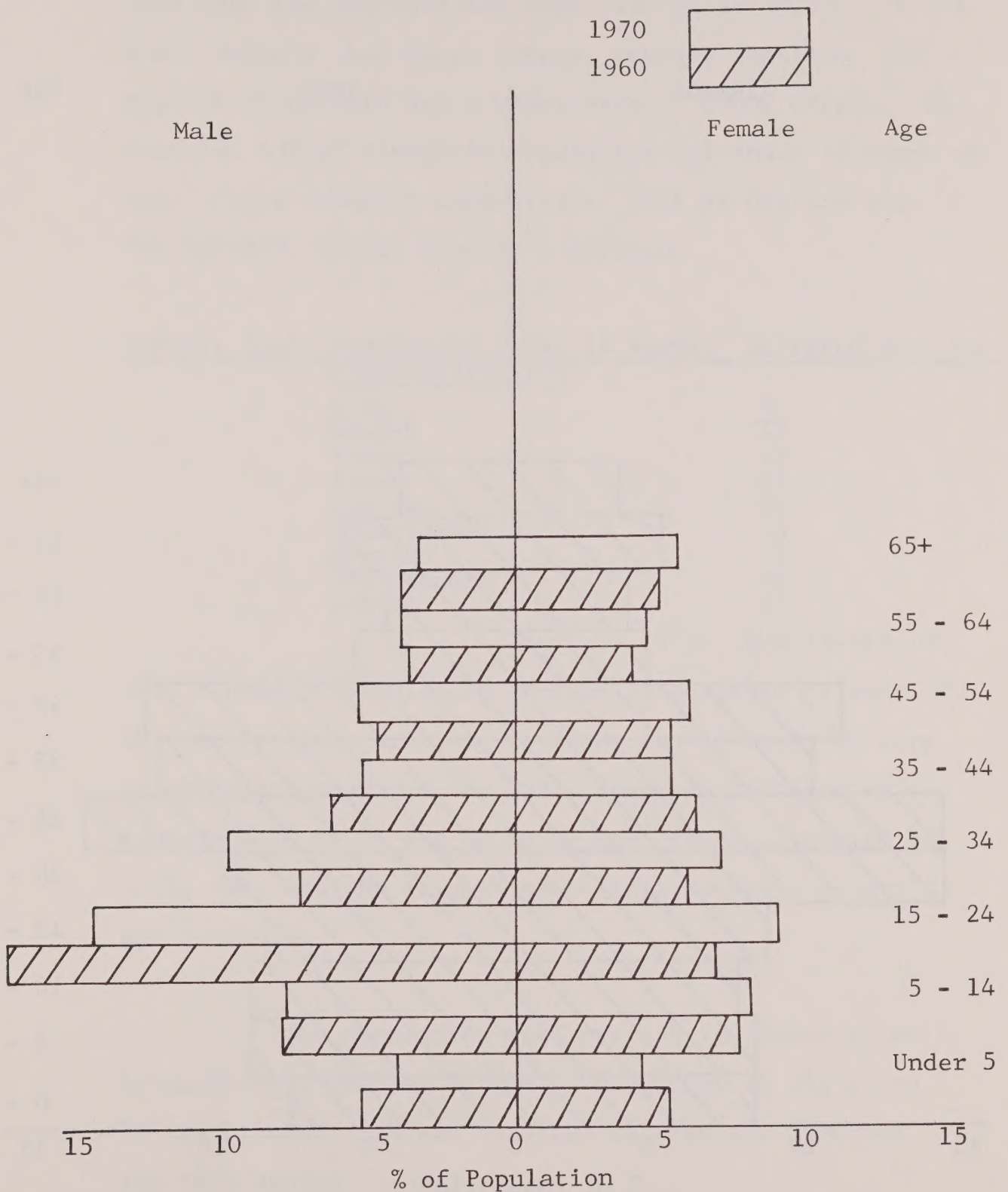
#### Population by Age

Alameda's age structure has remained relatively stable over the decade 1960-1970. Exhibits I-2 and I-3 indicate

\* This definition is more inclusive than the "other specified races" category, since it includes American Indians.

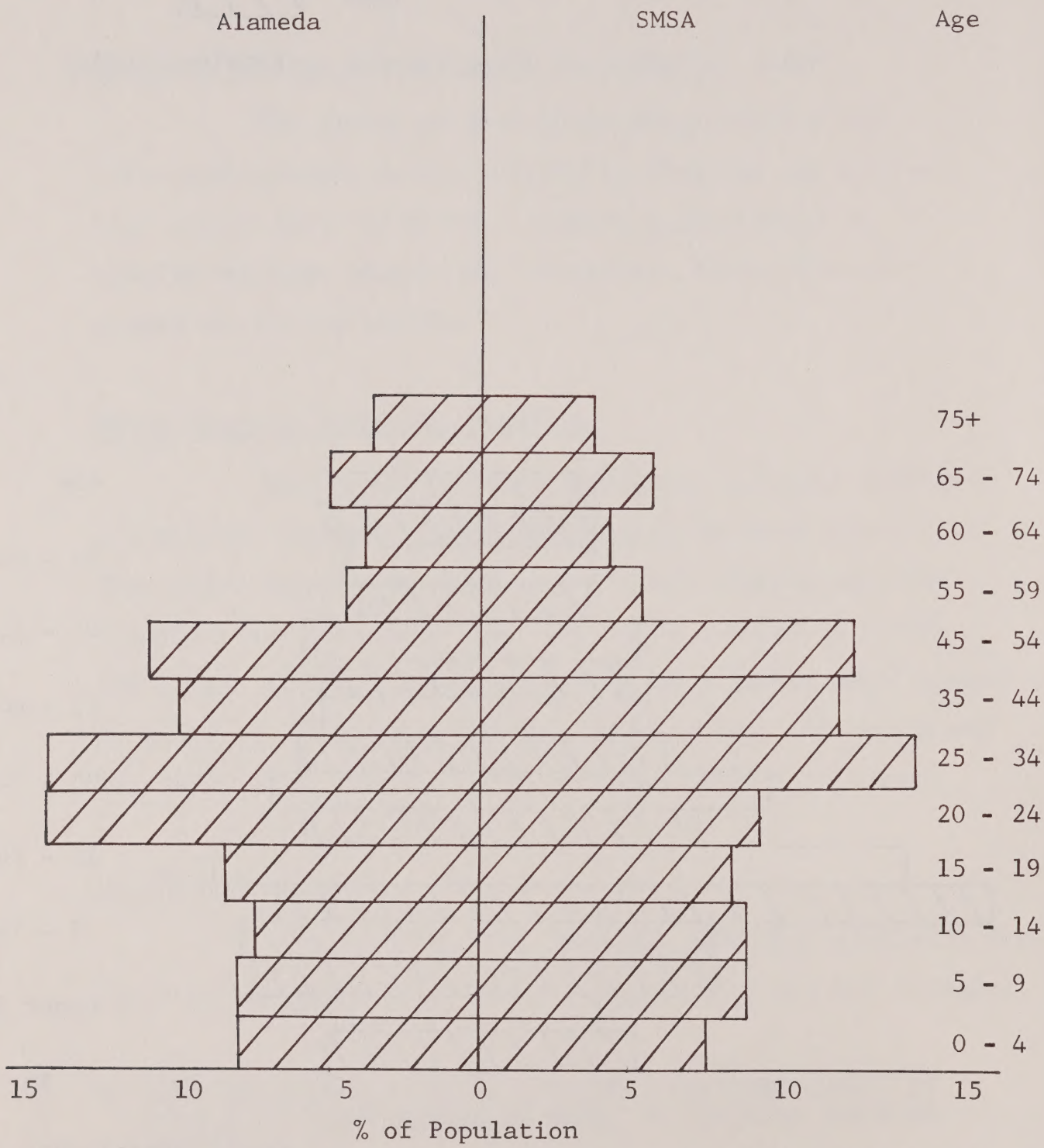


EXHIBIT I-2: POPULATION BY AGE AND SEX:  
ALAMEDA 1960 AND 1970



Source: 1960: PHC(1)-137: pg 76  
 1970: PHC(1)-189: Pl

EXHIBIT I-3: POPULATION BY AGE: ALAMEDA AND SMSA 1970



Source: 1970: PHC(1)-189: P1



a balanced age distribution, with no pronounced tapering of the pyramid towards the peak. In 1970 persons 19 and under represented 32% of Alameda's population, slightly less than the Metropolitan Area average of 33.5%. In the newer suburbs that house larger, younger families, the population pyramid has a wider base of young people. For example, 43% of Fremont's population was under 18 years of age. Older suburban communities, such as Oakland and San Leandro, follow Alameda's pattern.

Exhibit I-4: Population Under 18 Years: Selected East Bay Communities 1970

| <u>City</u> | <u>%</u> |
|-------------|----------|
| Newark      | 47       |
| Fremont     | 43       |
| Novato      | 41       |
| Concord     | 40       |
| SMSA Total  | 30       |
| Alameda     | 28       |
| San Leandro | 28       |
| Oakland     | 27       |

Source: 1970: PHC(1)-189: P1

When Alameda's population profile is compared to that of the Metropolitan Area, it is clear that Alameda is very close to the mean for the SMSA. Between 1960 and 1970 Alameda's 20 to 24 and 25 to 34 age groups increased by 3.5%; this was the largest percentage increase of any age category.

The population aged over 45 increased as well, although by a smaller margin. The number in the 65 to 74 age bracket remained constant between the 1960 and the 1970 census.

The City's proportion of 46 to 64 year olds, 19.4%, was less than the SMSA figure of 22%. Those over 65 accounted for 8.7% of the City's residents, compared to 9.5% for the Metropolitan Area. Of people over 65, women outnumbered men five to three.

Exhibit I-5: Population by Age Group: Alameda and SMSA 1970

| <u>Age</u>   | <u>City of Alameda %</u> | <u>SMSA %</u> |
|--------------|--------------------------|---------------|
| 19 and under | 32.3                     | 33.5          |
| 20 - 34      | 29.1                     | 23.1          |
| 35 - 44      | 10.5                     | 11.9          |
| 45 - 64      | 19.4                     | 22.0          |
| 65+          | 8.7                      | 9.5           |

Source: 1970: PHC(1)-189: P1

Household Size and Composition

The size of the average Alameda household has been dropping over the years. In 1970, households averaged 2.7 persons, which was similar to the Metropolitan Area figure.

Exhibit I-6: Average Household Size: Alameda 1950, 1960 and 1970

|                 | <u>Persons per Household</u> |             |             |
|-----------------|------------------------------|-------------|-------------|
|                 | <u>1950</u>                  | <u>1960</u> | <u>1970</u> |
| City of Alameda | 3.1                          | 2.9         | 2.7         |
| Alameda County  | 2.9                          | 2.9         | 2.8         |
| SMSA            | 2.9                          | 2.9         | 2.7         |

Source: 1950: California General  
Characteristics: 5-3 Table 1  
1960: PHC(1)-137: P2  
1970: PHC(1)-189: P1



Alameda has undergone some changes in the character of its households over the years. Between 1950 and 1960 the City lost over 2,000 households, or 10%, while between 1960 and 1970 the City gained 5,000 households, or 22% of the 1960 total.

From 1960 to 1970 the percentage of households containing families dipped 7% from 81% to 74% and the percentage of husband-wife families dropped over 5% from 66.8% to 61.3%; this decline brought Alameda closer to the Metropolitan Area figure. The drop was counterbalanced by an increase in households with unrelated individuals only, rising from 19.4% to 25.6%; over the same period, the SMSA figure increased only 4.5%.

As Exhibit I-7 shows, Alameda continued to have a majority of husband-wife households. They still comprised 60% of the City's households in 1970, although the figure

Exhibit I-7: Household Composition: Alameda and SMSA  
1960 and 1970

|                        | <u>Alameda</u> |       |             |       |
|------------------------|----------------|-------|-------------|-------|
|                        | <u>1960</u>    |       | <u>1970</u> |       |
|                        | #              | %     | #           | %     |
| Total Households       | 18,332         | 100.0 | 23,630      | 100.0 |
| Husband-Wife Families  | 12,499         | 68.2  | 14,492      | 61.3  |
| With Children Under 18 | 6,841          | 37.3  | 7,000       | 29.6  |
| Primary Individuals    | 3,548          | 19.4  | 6,045       | 25.6  |

|                        | <u>SMSA</u> |       |             |       |
|------------------------|-------------|-------|-------------|-------|
|                        | <u>1960</u> |       | <u>1970</u> |       |
|                        | #           | %     | #           | %     |
| Total Households       | 923,045     | 100.0 | 1,085,852   | 100.0 |
| Husband-Wife Families  | 623,976     | 67.6  | 660,597     | 60.8  |
| With Children Under 18 | 349,772     | 37.9  | 334,383     | 31.7  |
| Primary Individuals    | 221,447     | 23.9  | 309,459     | 28.5  |

Source: 1960: PHC(1)-137: P1  
1970: PHC(1)-189: P1

had declined by 6.2% since 1960. The percentage of families with children declined while families without children and single adult households increased.

In 1970, Alameda had approximately a 60:40 ratio of married to single adults combining all persons separated, divorced, widowed or single.

Exhibit I-8: Marital Status: Alameda 1970

|                                   | Total # | % Over<br>14 Years | %Male | % Female |
|-----------------------------------|---------|--------------------|-------|----------|
| Total                             | 55,070  | 100.0              | 52.5  | 47.5     |
| Single                            | 14,381  | 26.1               | 17.7  | 8.4      |
| Separated, Widowed<br>or Divorced | 7,996   | 14.5               | 4.2   | 10.3     |
| Married                           | 33,633  | 61.1               | 31.4  | 29.7     |

Source: 1970 PHC(1)-189: P1

Households headed by a single adult remained the same over the decade. However, the number of female-headed households in 1970 equalled 11.3% of the total households, a greater percentage than for both San Francisco and the entire Metropolitan Area (9.3% and 8.6%, respectively).

Educational Characteristics

Educational level in Alameda was not unlike the Metropolitan Area profile. In 1960 the median school age attained for both City residents and for the entire SMSA was 12.1 years. By 1970 Alamedans averaged 12.4 years of schooling, slightly less than the 12.5 year median for the SMSA.



Exhibit I-9: School Years Completed: Alameda 1960 and 1970

| Years School Completed   | 1960   |       | 1970   |       |
|--------------------------|--------|-------|--------|-------|
|                          | #      | %     | #      | %     |
| Median School Years      | 12.1   |       | 12.4   |       |
| Persons 25+ Years        | 32,294 | 100.0 | 37,618 | 100.0 |
| # School Years Completed | 264    | 0.8   | 434    | 1.2   |
| Elementary 1-4 Years     | 846    | 2.6   | 763    | 2.0   |
| 5-7 Years                | 2,319  | 7.2   | 1,812  | 4.8   |
| 8+ Years                 | 4,538  | 14.1  | 3,016  | 8.0   |
| High School 1-3 Years    | 7,370  | 22.8  | 6,484  | 17.2  |
| 4+ Years                 | 10,701 | 33.1  | 14,715 | 39.1  |
| College 1-3 Years        | 3,815  | 11.8  | 6,216  | 16.5  |
| 4+ Years                 | 2,441  | 7.6   | 4,178  | 11.1  |

Source: 1960: PHC(1)-137: P1  
1970: PHC(1)-189: P73

Of the adults over 25 in the City, 66% had completed high school and more than 11% had completed four years of college. As the following table indicates, Alameda had a higher percentage of students completing four years of high school than the SMSA, but a lower percentage completing four years of college.

Exhibit I-10: Educational Characteristics: Alameda and SMSA 1970

| Adults Over 25                 | Alameda % | SMSA % |
|--------------------------------|-----------|--------|
| Less Than One Year High School | 16.0      | 18.0   |
| 4 Years+ High School           | 66.7      | 66.1   |
| 4 Years+ College               | 11.1      | 16.8   |
| Adults 18-24                   |           |        |
| 4 Years+ High School           | 78.2      | 72.3   |
| 4 Years+ College               | 5.6       | 9.0    |

Source: 1970: PHC(1)-189: P73

There were some considerable differences between the educational characteristics of various ethnic groups. In 1960 non-white population groups had a much lower median school years figure than the white population. However, by 1970 they had caught up considerably, although their median was still slightly lower than for the whole City.

Exhibit I-11: School Years Completed by Ethnicity:  
Alameda 1960 and 1970

|                                 |     | 1960         |       |                  |       |
|---------------------------------|-----|--------------|-------|------------------|-------|
|                                 |     | <u>Total</u> |       | <u>Non-White</u> |       |
|                                 |     | #            | %     | #                | %     |
| <u>Median School Years</u>      |     | 12.1         |       | 10.8             |       |
| <u>Persons 25 Years+</u>        |     | 32,294       | 100.0 | 2,061            | 100.0 |
| <u># School Years Completed</u> |     | 264          | 0.8   | 39               | 1.9   |
| Elementary                      | 1-4 | 846          | 2.6   | 117              | 5.7   |
|                                 | 5-7 | 2,319        | 7.2   | 307              | 14.9  |
|                                 | 8+  | 4,538        | 14.1  | 247              | 12.0  |
| High School                     | 1-3 | 7,370        | 22.8  | 536              | 25.9  |
|                                 | 4+  | 10,701       | 33.1  | 545              | 26.4  |
| College                         | 1-3 | 3,815        | 11.8  | 176              | 8.5   |
|                                 | 4+  | 2,441        | 7.6   | 95               | 4.6   |

|                                 |     | 1970         |       |                |       |
|---------------------------------|-----|--------------|-------|----------------|-------|
|                                 |     | <u>Negro</u> |       | <u>Spanish</u> |       |
|                                 |     | #            | %     | #              | %     |
| <u>Median School Years</u>      |     | 12.2         |       | 12.2           |       |
| <u>Persons 25 Years+</u>        |     | 612          | 100.0 | 3,136          | 100.0 |
| <u># School Years Completed</u> |     | 0            | 0.0   | 67             | 2.1   |
| Elementary                      | 1-4 | 29           | 4.7   | 131            | 4.2   |
|                                 | 5-7 | 37           | 6.0   | 258            | 8.2   |
|                                 | 8+  | 71           | 11.6  | 230            | 7.3   |
| High School                     | 1-3 | 122          | 19.9  | 643            | 20.5  |
|                                 | 4+  | 252          | 41.2  | 1,231          | 39.3  |
| College                         | 1-3 | 95           | 15.5  | 363            | 11.6  |
|                                 | 4+  | 6            | 1.0   | 213            | 6.8   |

Source: 1960: PHC(1)-137: P14, P260  
1970: PHC(1)-189: P289, P319

Employment

In 1970 Alameda's labor force participation rates were high - some 86% for men and 45% for females; 62% of the employed males were civilian employees, as were 99% of the females. Married women in Alameda accounted for over 54% of the female labor force, a slightly higher figure than the Metropolitan Area figure of 52%. Broken down by sex and ethnicity, it can be seen that a greater percentage of Black and Spanish language males worked than the total



population, while Black and Spanish Heritage females had a lower percentage in the labor force than the City total.

Exhibit I-12: Labor Force Participation by Sex/Ethnicity:  
Alameda 1970

|               | <u># Residents<br/>Over 16</u> | <u># Residents<br/>16+ in Labor<br/>Force</u> | <u>% In Labor<br/>Force</u> |
|---------------|--------------------------------|-----------------------------------------------|-----------------------------|
| <u>Male</u>   |                                |                                               |                             |
| Total         | 27,758                         | 13,988                                        | 50.4                        |
| Black         | 785                            | 173                                           | 22.0                        |
| Spanish       | 3,507                          | 1,369                                         | 54.6                        |
| <u>Female</u> |                                |                                               |                             |
| Total         | 25,222                         | 10,532                                        | 41.8                        |
| Black         | 414                            | 135                                           | 32.6                        |
| Spanish       | 2,163                          | 793                                           | 36.7                        |

Source: 1970: PHC(1)-189: P145, P289, P319

Occupation

In 1970 more Alamedans were employed in clerical jobs than in any other job category. 27.7% of the total employed population were in clerical jobs in 1970, almost 5% more than the figure for the Metropolitan Area; next in line were craftsmen/foremen (14%) and professional/technical employees (13.9%).

Exhibit I-13: Occupation of Labor Force: Alameda and  
SMSA 1970

| <u>Census Classification</u>                  | <u>Alameda</u> |          | <u>SMSA</u> |          |
|-----------------------------------------------|----------------|----------|-------------|----------|
|                                               | <u>#</u>       | <u>%</u> | <u>#</u>    | <u>%</u> |
| Clerical                                      | 6,778          | 27.6     | 292,149     | 23.0     |
| Craftsmen/Foremen                             | 3,444          | 14.0     | 156,210     | 12.3     |
| Professional/Technical                        | 3,414          | 13.9     | 230,086     | 18.2     |
| Service Workers                               | 2,844          | 11.6     | 146,376     | 11.5     |
| Operatives (Inc. Equipment<br>Transportation) | 2,486          | 10.1     | 146,970     | 11.6     |
| Managers and Administrators                   | 2,431          | 9.9      | 119,603     | 9.4      |
| Sales Workers                                 | 1,979          | 8.1      | 103,599     | 8.1      |
| Laborer (Non-Farm)                            | 879            | 3.6      | 49,626      | 3.9      |
| Private Household Workers                     | 145            | 0.8      | 16,842      | 1.3      |
| Farm Workers                                  | 70             | 0.3      | 6,182       | 0.5      |

Source: 1970: PHC(1)-189: P145

Clerical, sales and service industries are traditionally low-paying and when grouped, Alameda had a higher percentage of people in these industries than the SMSA figure. The City also had a lower percentage of people in professional/technical jobs.

Exhibit I-14: Work Force by Employment Categories:  
Alameda and SMSA 1970

|                            | <u>Alameda</u> |      | <u>SMSA</u> |      |
|----------------------------|----------------|------|-------------|------|
|                            | #              | %    | #           | %    |
| Professional/Technical     | 3,414          | 13.9 | 230,086     | 18.3 |
| Administrative/Managerial  | 2,431          | 9.9  | 119,603     | 9.4  |
| Clerical/Sales and Service | 11,601         | 48.1 | 542,124     | 43.9 |
| Laborer, Blue Collar       | 6,879          | 28.1 | 358,988     | 28.4 |

Source: 1970: PHC(1)-189: P145

Four industries employed 55% of all Alamedans: retail trade, manufacturing, public administration (government) and insurance/real estate/financial services. For the SMSA, these same industries employed 48% of the labor force.

A high proportion of Alamedans worked in public administration, reflecting the City's proximity to the nearby city/county and federal employment centers. An even higher number were in retail sales, which is understandable given the high concentration of shopping facilities in the East Bay and in San Francisco.



Exhibit I-15: Primary Industries Employing Local  
Residents: Alameda and SMSA 1970

|                                               | <u>Alameda</u> |          | <u>SMSA</u> |          |
|-----------------------------------------------|----------------|----------|-------------|----------|
|                                               | <u>#</u>       | <u>%</u> | <u>#</u>    | <u>%</u> |
| Total Employed, 16 years and over             | 24,530         | 100.0    | 1,267,643   | 100.0    |
| Retail Trade                                  | 4,152          | 16.9     | 198,545     | 15.7     |
| Manufacture                                   | 3,796          | 15.5     | 211,280     | 16.7     |
| Public Administration                         | 3,109          | 12.7     | 92,454      | 7.3      |
| Finance, Insurance & Real Estate              | 2,170          | 8.8      | 100,845     | 8.0      |
| Transportation                                | 1,780          | 7.3      | 75,660      | 6.0      |
| Wholesale Trade                               | 1,421          | 5.8      | 64,788      | 5.1      |
| Health Services                               | 1,296          | 5.3      | 79,674      | 6.0      |
| Educational Services                          | 1,232          | 5.0      | 102,124     | 8.1      |
| Communications, Utilities & Sanitary Services | 1,119          | 4.6      | 51,742      | 4.1      |
| Other Professional Services                   | 1,112          | 4.5      | 75,206      | 5.9      |
| Construction                                  | 996            | 4.1      | 68,210      | 5.4      |
| Business & Repair Services                    | 917            | 3.7      | 57,978      | 4.6      |
| Personal Services                             | 857            | 3.5      | 59,264      | 4.7      |
| Other Industries                              | 563            | 2.3      | 29,873      | 2.4      |

Source: 1970: PHC(1)-189: P145

Place of Employment

One half of all employed Alamedans worked in Alameda County, including the City of Alameda. Oakland drew the largest proportion, accommodating more than quarter of Alameda's work force. A smaller proportion (10%) commuted to San Francisco, with the remainder radiating out to other Bay Area locations.

Exhibit I-16: Place of Work: Alameda 1970

|                                    | <u>% Alameda Workers</u> |
|------------------------------------|--------------------------|
| Inside SMSA                        | 92.9                     |
| Alameda County (excluding Oakland) | 54.0                     |
| Oakland                            | 26.2                     |
| San Francisco                      | 10.3                     |
| San Mateo County                   | 1.1                      |
| Contra Costa County                | 1.1                      |
| Marin County                       | 0.3                      |
| Outside SMSA                       | 1.5                      |
| Not Reported                       | 5.5                      |

Source: 1970: PHC(1)-189: P73

Income

In 1969 median family income in Alameda stood at \$10,674, below the Metropolitan Area figure of \$11,802. This means that half the people in the City earned less than \$10,674, since the median represents a mid-point. Some indications of lower family income are reflected in the composition of Alameda's labor force, which shows far fewer workers in the higher-income categories (professional, technical) and a high concentration in lower paid jobs.

Exhibit I-17: Income Distribution: Alameda 1969

| <u>Income (\$)</u> | <u>Families</u> |          |
|--------------------|-----------------|----------|
|                    | <u>#</u>        | <u>%</u> |
| 0 - 2,999          | 1,530           | 8.6      |
| 3 - 3,999          | 640             | 3.6      |
| 4 - 5,999          | 1,740           | 9.8      |
| 6 - 7,999          | 2,233           | 12.5     |
| 8 - 9,999          | 2,053           | 11.5     |
| 10 - 11,999        | 2,067           | 11.6     |
| 12 - 14,999        | 2,825           | 15.9     |
| 15 - 24,999        | 3,762           | 21.2     |
| 25,000             | 936             | 5.3      |

Source: 1970: PHC(1)-189: P217



The following table reduces the number of income categories and compares the City figure with those for Alameda County and the SMSA.

Exhibit I-18: Income Distribution by Major Income Categories: Alameda, Alameda County and SMSA 1969

| Income (\$) | City of Alameda |      | Alameda County |      | SMSA    |      |
|-------------|-----------------|------|----------------|------|---------|------|
|             | #               | %    | #              | %    | #       | %    |
| Under 5,000 | 2,967           | 16.7 | 40,962         | 15.4 | 106,755 | 13.7 |
| 5 - 11,999  | 7,296           | 41.0 | 107,756        | 40.5 | 291,438 | 37.5 |
| 12,000+     | 7,523           | 42.3 | 117,417        | 44.1 | 378,557 | 48.8 |

Source: 1970: PHC(1)-189: P217

This clearly indicates that Alameda had above average proportions of medium and low-income people and below average proportions of higher income groups. The aggregate figures conceal some differences between ethnic groups within the City.

Exhibit I-19: Number and Median Income of Families and Unrelated Individuals by Ethnicity: Alameda 1970

|                                           | Number of Families |        | Income |        |
|-------------------------------------------|--------------------|--------|--------|--------|
|                                           | 1960               | 1970   | 1959   | 1969   |
| <u>Families</u>                           |                    |        |        |        |
| Total Population                          | 14,950             | 17,786 | 6,188  | 10,674 |
| Non-White                                 | 900                | N/A*   | 4,016  | N/A    |
| Black                                     | N/A                | 334    | N/A    | 5,778  |
| Spanish                                   | 593                | 1,706  | 6,471  | 9,299  |
| <u>Individuals Unrelated</u>              |                    |        |        |        |
| Total Population                          | 14,449             | 7,401  | N/A    | 13,854 |
| Non-White                                 | 875                | N/A    | N/A    | N/A    |
| Black                                     | N/A                | 517    | N/A    | N/A    |
| Spanish                                   | N/A                | 916    | N/A    | N/A    |
| <u>Families and Unrelated Individuals</u> |                    |        |        |        |
| Total Population                          | 29,399             | 24,986 | 3,524  | 6,973  |
| Non-White                                 | 1,775              | N/A    | 2,785  | N/A    |
| Black                                     | N/A                | 852    | N/A    | 3,262  |
| Spanish                                   | N/A                | 2,622  | 4,432  | 7,068  |

Source: 1960: PHC(1)-137: P14  
1970: PHC(1)-189: P217

\*N/A Not Available

Exhibit I-20: Median Income, Poverty Threshold and Percentages in Poverty: Alameda, Alameda County and SMSA 1969

|                                  | <u>City of Alameda</u> | <u>Alameda County</u> | <u>SMSA</u> |
|----------------------------------|------------------------|-----------------------|-------------|
| Median Income                    | \$10,674               | \$11,133              | \$11,802    |
| All Families                     |                        |                       |             |
| Family Poverty Thresholds        | 3,410                  | 3,410                 | 3,410       |
| % Households Below Poverty Level | 10.3%                  | 11.8%                 | 11.0%       |
| % Families Below Poverty Level   | 8.9%                   | 8.1%                  | 7.2%        |

Source: 1970: PHC(1)-189: P217

The 1970 census found 8.9% of all Alameda families below the poverty level, a percentage above that for both Alameda County (8.1%) and the SMSA (7.2%). Looking at family and non-family households, 10.3% were below poverty level in Alameda, compared to 11.8% in Alameda County. Some 5.3% of Alameda families were receiving public assistance compared to 8.6% in the County and 7.5% in the SMSA. It therefore appears that Alameda had a higher than average proportion of families in financial need, yet resistant to, or unaware of, sources of aid. Minority groups had higher percentages below poverty level than the aggregate population.

Exhibit I-21: Poverty Level Population by Ethnicity: Alameda 1969

| <u>Total Persons</u>     | <u>Below Poverty Level</u> |          |
|--------------------------|----------------------------|----------|
|                          | <u>#</u>                   | <u>%</u> |
| Total Persons in Poverty | 7,197                      | 11.3     |
| Black                    | 390                        | 28.2     |
| Spanish Heritage         | 821                        | 12.9     |
| <u>Total Families</u>    |                            |          |
| Total Population         | 1,581                      | 8.9      |
| Black                    | 98                         | 29.3     |
| Spanish Heritage         | 193                        | 11.3     |

Source: 1970: PHC(1)-189: P217, P304, P347



## Conclusion

Alameda's population characteristics are somewhat obscured by the presence of civilian and military population groups intermixed; however, it is possible to isolate certain trends within the civilian population.

In aggregate, Alameda's population profile was very close to the profile for the Metropolitan Area. Between 1960-1970 there was a decline in the number of males aged 15-19, related in part to the cutback in personnel at the Naval Air Station.

Some of the most significant trends occurred among Alameda's racial minorities. Alameda had a smaller percentage of non-white population than the Metropolitan Area in 1970 and the Black population declined relatively between 1960-1970. The largest minority in the City in 1970 was Spanish Heritage people. Educationally and economically Alameda's minorities were relatively disadvantaged in 1970. Non-white groups were behind the total population in median school years completed in both 1960 and 1970, although they caught up considerably during the decade. Generally, labor-force participation rates were lowest among non-white groups; however, there were some significant differences between minority groups on levels of income. The median income for Blacks was well below the City median, but Spanish Heritage groups had a median income almost equal to the City median. As a total group,

however, minorities had the greatest percentage below poverty level within the City.

Alamedans tended to complete more years of high school and less college than other residents of the Metropolitan Area. Incomes were considerably below the Metropolitan Area figure in 1970 due to the higher proportion of Alamedans in clerical/retail jobs, traditionally the lowest income job categories. In Alameda more married women worked than in the Metropolitan Area and over one-quarter of Alameda's total work force worked in Oakland.

Finally, there was a greater proportion of people in poverty in Alameda than in the Metropolitan Area in 1970 and yet a smaller percentage of people received public assistance.



## SECTION II

### HOUSING CHARACTERISTICS

In 1950 the City had over 21,000 dwelling units; by 1960 the number had dwindled to 19,000. By 1970, Alameda had surpassed its 1950 level, with a total housing stock of 24,700 units - an addition of 5,400 units during the decade. Over 43% of all 1970 housing units were single-family residences. Of the remaining 57% duplexes and multiple units, 35% were located in buildings containing five or more units and 6.7% represented buildings with fifty units or more. In ten years, the percentage of buildings with five or more units had doubled, while 3-4 unit dwellings increased only slightly and single-family units decreased by 13%.

#### Exhibit I-22: Type of Dwelling Unit: Alameda 1960 and 1970

| Units in Structure | 1960   |      | 1970   |      | Change |        |
|--------------------|--------|------|--------|------|--------|--------|
|                    | #      | %    | #      | %    | #      | %      |
| Total              | 19,219 | -    | 24,689 | -    | -      | -      |
| 1                  | 10,712 | 55.8 | 10,639 | 43.1 | -73    | -0.7   |
| 2                  | 1,761  | 9.2  | 2,219  | 8.9  | +458   | +26.0  |
| 3-4                | 2,506  | 13.0 | 3,226  | 13.1 | +720   | +28.7  |
| 5+                 | 4,232  | 22.0 | 8,608  | 34.9 | +4,376 | +103.4 |

Source: 1960: PHC(1)-137: Page 293  
1970: PHC(1)-189: H73

The significant changes in the numbers of single-family and large apartment buildings were not unlike the trends throughout the Metropolitan Area, although Alameda had a

smaller proportion of single-family dwellings and a larger percentage of apartments, than either Alameda County or the SMSA.

Exhibit I-23: Housing Stock by Type: Alameda, Alameda County and SMSA 1960 and 1970

| Units in Structure | % 1960          |                |      | % 1970          |                |      |
|--------------------|-----------------|----------------|------|-----------------|----------------|------|
|                    | City of Alameda | Alameda County | SMSA | City of Alameda | Alameda County | SMSA |
| 1                  | 55.8            | 68.1           | 64.0 | 43.1            | 61.3           | 59.1 |
| 2                  | 9.2             | 7.8            | 7.7  | 8.9             | 6.6            | 7.2  |
| 3-4                | 13.0            | 7.9            | 7.1  | 13.1            | 8.1            | 7.3  |
| 5+                 | 22.0            | 16.2           | 21.2 | 34.9            | 24.0           | 26.4 |

Source: 1960: PHC(1)-137: Page 293  
 1970: PHC(1)-189: H73

Tenure

In 1970 over 59% of the housing stock was renter-occupied. The renter-owner ratio of 60:40 was very similar to the tenure pattern experienced in the late 1940's.\* Rental units increased by 41.5% between 1960 and 1970 and as a proportion of the total stock they expanded from 53.6% to 59.1%. Owner-occupied units increased by 12.7% over the 1960 figure, but still declined as a proportion of the total housing stock. By comparison, Alameda County and the SMSA had lower percentages in renter occupation.

\* The 1950 Census of Population and Housing found a renter-owner ratio of 58:42.



Exhibit I-24: Housing Unit Tenure: Alameda 1960 and 1970

| Tenure      | 1960   |      | 1970   |      | Change |       |
|-------------|--------|------|--------|------|--------|-------|
|             | #      | %    | #      | %    | #      | %     |
| Owner       | 8,024  | 41.8 | 9,043  | 36.6 | +1,019 | +12.7 |
| Renter      | 10,308 | 53.6 | 14,587 | 59.1 | +4,279 | +41.5 |
| Vacant/Sale | 94     | 0.5  | 77     | 0.3  | -17    | -18.1 |
| Vacant/Rent | 608    | 3.2  | 715    | 2.9  | +107   | +17.6 |

Source: 1960: PHC(1)-137: Page 293  
1970: PHC(1)-189: H1

Exhibit I-25: Owner-Renter Comparison: Alameda, Alameda County and SMSA 1960 and 1970

|                      | %1960           |                |         |
|----------------------|-----------------|----------------|---------|
|                      | City of Alameda | Alameda County | SMSA    |
| Total Occupied Units | 19,219          | 310,312        | 978,399 |
| Owner-occupied       | 41.8            | 53.5           | 51.4    |
| Renter-occupied      | 53.6            | 41.6           | 42.9    |

|                      | %1970           |                |           |
|----------------------|-----------------|----------------|-----------|
|                      | City of Alameda | Alameda County | SMSA      |
| Total Occupied Units | 24,689          | 379,766        | 1,130,239 |
| Owner-occupied       | 36.6            | 49.9           | 49.6      |
| Renter-occupied      | 59.1            | 46.3           | 46.5      |

Source: 1960: PHC(1)-137: Page 293  
1970: PHC(1)-189: H1

Since 1970, the same basic trends have continued. By 1974 there were estimated to be some 29,682 housing units in Alameda, with a tenure breakdown as follows:

Exhibit I-26: Estimated Housing Tenure: Alameda 1960, 1970 and 1974

|             | 1960   |      | 1970   |      | 1974*  |      |
|-------------|--------|------|--------|------|--------|------|
|             | #      | %    | #      | %    | #      | %    |
| Owner       | 8,024  | 41.8 | 9,043  | 36.6 | 9,579  | 34.9 |
| Vacant/Sale | 94     | 0.5  | 77     | 0.3  | 68     | 0.3  |
| Renter      | 10,308 | 53.6 | 14,587 | 59.1 | 17,265 | 63.0 |
| Vacant/Rent | 608    | 3.2  | 715    | 2.9  | 497    | 1.8  |

Source: 1960: PHC(1)-137: Page 293  
1970: PHC(1)-189: H1

- \* 1974 owner-occupied unit count provided by City Assessor. The renter-occupied proportion was estimated by subtracting owner-occupied units from the total stock. Vacancy rates were taken from the H.U.D. Postal Vacancy Survey, conducted in June-July, 1974.

This estimation procedure produces a 1970 renter-owner ratio of 65:35. If no more apartments were built between 1974 and 1980 and the proposed 3,500 single-family units on Bay Farm Island were constructed, the renter-owner ratio would return to approximately 60:40 by 1980.\*

### Size of Units

While total housing units increased 28.5% between 1960-1970 from 19,219 to 24,689, there has been no significant change in the actual percentages of housing units by room size as a proportion of the total number of housing units. As the table indicates, the only noticeable change came from 4-room units which comprised 24.7% of total housing units in 1970, as opposed to 22.5% in 1960. However, this change is too small to justify any positive trend statements.

Exhibit I-27: Housing Units by Room Size: Alameda  
1960 and 1970

| # Rooms     | 1960   |      | 1970   |      |
|-------------|--------|------|--------|------|
|             | #      | %    | #      | %    |
| Total Units | 19,219 | -    | 24,689 | -    |
| 1           | 237    | 1.2  | 331    | 1.3  |
| 2           | 1,095  | 5.7  | 1,387  | 5.6  |
| 3           | 3,929  | 20.4 | 4,700  | 19.0 |
| 4           | 4,329  | 22.7 | 6,100  | 24.7 |
| 5           | 4,377  | 22.7 | 5,594  | 22.7 |
| 6           | 2,881  | 15.1 | 3,799  | 15.4 |
| 7           | 1,302  | 6.7  | 1,649  | 6.7  |
| 8+          | 1,069  | 5.5  | 1,129  | 4.6  |
| Median      | 4.5    |      |        |      |

Source: 1960: PHC(1)-137: Page 293  
1970: PHC(1)-189: H1

\* This assumes that the large majority of the new single-family units would be owner-occupied.



Two-bedroom units predominated in the City.

42% of all rental units were two-bedroom in 1970.

Exhibit I-28: Housing Units by Bedroom Size and Tenure:  
Alameda 1970

| # Bedrooms | Owner |      | Renter |      | Total |      |
|------------|-------|------|--------|------|-------|------|
|            | #     | %    | #      | %    | #     | %    |
| None       | 66    | 0.7  | 787    | 5.4  | 853   | 3.6  |
| 1          | 669   | 7.4  | 5,058  | 34.8 | 5,727 | 24.3 |
| 2          | 3,185 | 35.2 | 6,120  | 42.1 | 9,305 | 39.4 |
| 3          | 3,733 | 41.2 | 1,890  | 13.0 | 5,623 | 23.8 |
| 4+         | 1,407 | 15.5 | 680    | 4.7  | 2,087 | 8.8  |

Source: 1970: Metropolitan Housing  
Characteristics, San  
Francisco, Oakland, CA.  
SMSA, 195-31

Age

Alameda's housing was older than the Metropolitan Area's in 1970; more than 47% of the City's stock was 30 years or more old. Nearly two-thirds of the single-family homes enumerated in the 1970 census were reported to have been built before 1939. Of the remaining duplexes and multiple dwelling units, 62% were judged to be of pre-1939 construction and another 16% were built during the 1940's.

Exhibit I-29: Housing Units by Age: Alameda 1970

| Age of<br>Housing (years) | Total Units |      |
|---------------------------|-------------|------|
|                           | #           | %    |
| 1                         | 1,268       | 5.2  |
| 3 - 5                     | 3,146       | 12.7 |
| 6 - 10                    | 3,731       | 15.2 |
| 11 - 20                   | 2,168       | 8.9  |
| 21 - 30                   | 2,653       | 10.4 |
| 30+                       | 11,726      | 47.6 |

Source: 1970: PHC(1)-189: H73

## Turnover

Over half of Alameda's housing units were occupied by people who moved into their dwelling unit during the previous two years. Another 28% of all units had been occupied by the same residents since 1960. Only one fifth of the housing stock had long-term occupants, who had moved in 20 or more years ago.

Exhibit I-30: Households by Year Moved into Unit:  
Alameda, Alameda County and SMSA 1970

| Year Moved  | Alameda |      | Alameda County |      | SMSA    |      |
|-------------|---------|------|----------------|------|---------|------|
|             | #       | %    | #              | %    | #       | %    |
| 1968 - 1970 | 11,942  | 50.5 | 145,368        | 39.8 | 410,232 | 37.8 |
| 1965 - 1967 | 4,008   | 17.0 | 70,364         | 19.3 | 116,191 | 19.9 |
| 1960 - 1964 | 2,669   | 11.3 | 39,098         | 16.1 | 180,327 | 16.1 |
| 1950 - 1959 | 2,433   | 10.3 | 55,332         | 15.2 | 174,042 | 16.1 |
| Before 1950 | 2,583   | 10.9 | 34,931         | 9.6  | 104,720 | 9.6  |

Source: 1970: PHC(1)-189: H73

Compared to Alameda County and the Metropolitan Area, Alameda had a higher percentage of people who moved between 1968 and 1970, lower percentages who moved between 1950 and 1967, and slightly higher percentages of people who remained in one house more than 30 years. These figures reflect people moving within, as well as into, Alameda. It is therefore difficult to isolate trends, but it appears likely that Alameda's relatively higher turnover is due in part to movements into the City. Historically, the Naval Air Station has caused inflation in the turnover rates, but this cannot account for the recent acceleration in the trend, since the numbers



of Naval personnel have been in decline. When turnover rates are broken down by tenure, two very different patterns emerge.

Exhibit I-31: Households by Year Moved into Unit and Tenure: Alameda 1970

| <u>Year Moved</u> | <u>Owner</u> |          | <u>Renter</u> |          |
|-------------------|--------------|----------|---------------|----------|
|                   | <u>#</u>     | <u>%</u> | <u>#</u>      | <u>%</u> |
| 1969 - March 1970 | 1,068        | 11.8     | 7,859         | 53.9     |
| 1968              | 794          | 8.8      | 2,221         | 15.2     |
| 1960 - 1967       | 3,103        | 34.3     | 3,574         | 24.5     |
| 1959 or Earlier   | 4,080        | 45.1     | 936           | 6.4      |

Source: 1970: Metropolitan Housing Characteristics, San Francisco, Oakland, CA, SMSA, 195-28

Turnover rates among owners remained relatively constant during the thirty-year period, whereas the increase in the turnover rate among renters experienced a rapid acceleration from 1969 to 1970.

Persons Per Dwelling Unit

The median number of persons per dwelling unit in Alameda, 2.3, was very similar to the equivalent figures for Alameda County and the Metropolitan Area.

Exhibit I-32: Median Number of Persons Per Unit: Alameda, Alameda County and SMSA 1970

|                  | <u>Alameda</u> | <u>Alameda County</u> | <u>SMSA</u> |
|------------------|----------------|-----------------------|-------------|
| Persons per unit | 2.3            | 2.4                   | 2.3         |
| Owner-occupied   | 2.4            | 2.9                   | 2.9         |
| Renter-occupied  | 2.2            | 2.0                   | 1.9         |

Source: 1970: PHC(1)-189: H1

However, the City had a higher ratio of persons per dwelling unit for renter-occupied property and a lower figure for owner-occupied units than either Alameda County or the Metropolitan Area. This reflects a concentration of overcrowding in the rental sector, further aggravated by the generally smaller size of rental units.

### Overcrowding

Overcrowding occurs where the occupied household is defined as too large for the dwelling unit.\* Alameda's overcrowded households decreased in number during the 1960-1970 decade, from 8.6% in 1960 to 5.4% in 1970. In the Metropolitan Area a decrease also occurred, but at a slower rate. Alameda County had the same proportion of overcrowded units as Alameda in 1960. However, the County experienced a slower decrease in overcrowded units over the decade, falling behind both Alameda and the entire Metropolitan Area.

\* Overcrowding was defined by the census as more than 1.01 persons per room. For the specific census definition of a room, see Appendix I.



Exhibit I-33: Overcrowded Units: Alameda, Alameda  
County and SMSA 1960 and 1970

|                | 1960   |     | 1970   |     | Change |       |
|----------------|--------|-----|--------|-----|--------|-------|
|                | #      | %   | #      | %   | #      | %     |
| Alameda        | 1,584  | 8.6 | 1,279  | 5.4 | -305   | -19.3 |
| Alameda County | 24,437 | 8.3 | 23,651 | 6.5 | -786   | - 3.2 |
| SMSA           | 70,158 | 7.6 | 66,211 | 6.1 | -3,947 | - 5.6 |

Source: 1960: PHC(1)-137: Page 293  
1970: PHC(1)-189: H1

Basic Facilities

These include plumbing facilities, heating and kitchen access. Irrespective of household-related factors, a house is considered substandard if it is lacking in any of these three respects. Only 1.3% or 333 units within the City lacked some or all plumbing.\* This compares with Alameda County and the Metropolitan Area in the following way:

Exhibit I-34: Units Lacking Some or All Plumbing:  
Alameda, Alameda County and SMSA 1970

|                | 1960   |      | Owner |     | 1970   |     | Renter |      | Total |   |
|----------------|--------|------|-------|-----|--------|-----|--------|------|-------|---|
|                | #      | %    | #     | %   | #      | %   | #      | %    | #     | % |
| Alameda        | 306    | 1.59 | 69    | 0.8 | 229    | 1.6 | 333    | 1.34 |       |   |
| Alameda County | 12,173 | 3.92 | 1,258 | 0.7 | 6,399  | 3.6 | 8,739  | 2.3  |       |   |
| SMSA           | 55,854 | 5.7  | 3,302 | 0.6 | 28,007 | 5.3 | 36,704 | 3.24 |       |   |

Source: 1960: PHC(1)-137: Page 293  
1970: PHC(1)-189: H1

\* Lacking one or more of the following: hot and cold piped water, flush toilet and bathtub or shower.

Alameda had a higher percentage of owner-occupied properties with plumbing deficiencies than either Alameda County or the SMSA. By contrast, it had the lowest percentage of rental units with inadequate plumbing.

### Heating Equipment

Inadequate heating\* was a somewhat more extensive problem in Alameda in 1970. The census definition "other means, or not heated"\* includes units with no heat source, as well as units thought to have inadequate heating.

Exhibit I-35: Heating Equipment - Other Means or Not  
Heated: Alameda, Alameda County and  
SMSA 1970

|                | 1970    |       |
|----------------|---------|-------|
|                | #       | %     |
| Alameda        | 5,493   | 22.24 |
| Alameda County | 75,798  | 19.96 |
| SMSA           | 199,761 | 17.69 |

Source: 1970: PHC(1)-189: H73

Broken down by tenure and type however, it is clear that only a minority of units had no heat source, and the inadequate heating problem was more severe in the rental sector.

\* Inadequate heating is defined as room heaters with or without flue, fireplaces, stoves and portable heaters of all types and units with no heating source.



Exhibit I-36: Inadequate Heating by Tenure and Type:  
Alameda 1970

| Heating     | Owner |      | Renter |      |
|-------------|-------|------|--------|------|
|             | #     | %    | #      | %    |
| Other Means | 1,124 | 12.4 | 3,950  | 27.1 |
| None        | 5     | 0.1  | 78     | 0.5  |

Source: 1970: Metropolitan Housing Character-  
istics San Francisco, Oakland, CA.  
SMSA 195-29

The final basic facility, kitchen access, is an indicator of inadequately converted buildings, as well as structures that were substandard when constructed. There were 304 such units in Alameda in 1970, 1.2% of the total stock. This compared with 2.3% for Alameda County and 3.7% for the Metropolitan Area.

Dilapidation

Dilapidation is a composite measure of interior and exterior structural condition, taking into account all factors relating to condition, and compiling them to produce an overall rating of house quality. Using this kind of measure, Alameda has a relatively small number of dwelling units in poor condition.

Exhibit I-37: Estimate of Dilapidated Housing:  
Alameda 1960 and 1970

|                 | 1960       |                  |      | 1970       |                  |      |
|-----------------|------------|------------------|------|------------|------------------|------|
|                 | Total<br># | Dilapidated<br># | %    | Total<br># | Dilapidated<br># | %    |
| Alameda         | 19,212     | 400              | 2.10 | 24,692     | 604              | 2.44 |
| Owner-occupied  | 7,989      | 30               | 0.38 | 9,043      | 48               | 0.53 |
| Renter-occupied | 10,343     | 326              | 3.2  | 14,590     | 497              | 3.40 |

Source: 1970 Census of Housing "Plumbing  
Facilities and Estimates of Dilapi-  
dated Housing" HC (6) Table 2.  
Table provided by H.U.D. San  
Francisco Area Office

It should be noted that these figures are estimates from data collected at a region-wide scale and their accuracy is therefore hard to assess; however, Alameda is similar to the Metropolitan Area profile in some respects related to population and housing and this may lend greater utility to these estimates.

Value of Housing

In 1970 the median value of an owner-occupied home in Alameda was \$26,200. The County median stood at \$26,900. Of all the homes in the City, 23.1% were estimated to cost less than \$20,000. Another 22.8% fell in the \$20,000-\$25,000 range. 33.5% were valued between \$25,000-\$35,000 and 21.1% between \$35,000 and \$50,000. The City had a higher percentage of houses costing \$50,000 or more than Alameda County, but both were lower than the proportion in the Metropolitan Area.



Exhibit I-38: Owner-Occupied Units by Value: Alameda  
Alameda County and SMSA 1970\*

|                                      | Alameda |      | Alameda County |      | SMSA    |      |
|--------------------------------------|---------|------|----------------|------|---------|------|
|                                      | #       | %    | #              | %    | #       | %    |
| Total Specified Owner-Occupied Units | 8,570   | -    | 172,925        | -    | 504,047 | -    |
| Less than \$15,000                   | 517     | 6.8  | 12,248         | 7.1  | 27,359  | 5.4  |
| \$15,000-\$19,999                    | 2,236   | 16.3 | 36,326         | 21.0 | 74,359  | 14.8 |
| \$20,000-\$24,999                    | 1,718   | 22.8 | 51,693         | 29.9 | 120,439 | 23.8 |
| \$25,000-\$34,999                    | 2,537   | 33.5 | 47,851         | 27.7 | 160,075 | 31.8 |
| \$35,000-\$49,999                    | 1,180   | 15.6 | 17,879         | 10.3 | 80,454  | 16.0 |
| \$50,000+                            | 382     | 5.0  | 6,928          | 4.0  | 41,266  | 8.2  |

Source: 1970: PHC(1)-189: H1

Rental Costs

In 1970, the median rent in Alameda was \$128; this compared with \$121 for Alameda County and \$130 for the SMSA.

Exhibit I-39: Gross Rents for Specified Renter-Occupied Units: Alameda, Alameda County and SMSA 1970

|                                      | Alameda |      | Alameda County |      | SMSA    |      |
|--------------------------------------|---------|------|----------------|------|---------|------|
|                                      | #       | %    | #              | %    | #       | %    |
| Rent (\$)                            |         |      |                |      |         |      |
| Less than \$40                       | 35      | 0.2  | 988            | 0.6  | 4,392   | 0.8  |
| \$40 - \$59                          | 322     | 2.2  | 6,437          | 3.7  | 20,665  | 4.0  |
| \$60 - \$79                          | 994     | 6.8  | 14,709         | 8.4  | 37,335  | 7.2  |
| \$80 - \$99                          | 1,278   | 8.8  | 21,178         | 12.1 | 49,268  | 9.5  |
| \$100 - \$149                        | 5,166   | 35.5 | 66,381         | 38.0 | 179,222 | 34.4 |
| \$150 - \$199                        | 3,953   | 27.1 | 44,140         | 25.3 | 143,105 | 27.5 |
| \$200 - \$249                        | 1,072   | 7.4  | 10,288         | 5.9  | 44,091  | 8.5  |
| \$250+                               | 550     | 3.8  | 5,840          | 3.3  | 28,990  | 5.6  |
| No cash rent                         | 1,193   | 8.2  | 4,705          | 2.7  | 13,735  | 2.6  |
| Median                               | 140     | -    | 132            | -    | 140     | -    |
| Specified Renter-Occu-<br>pied Units | 14,563  |      | 174,666        | 100  | 520,793 | 100  |

Source: 1970: PHC(1)-189: H1

\* Although prices have increased by approximately 30% since 1970, the relative distributions exhibited in Exhibit I-38 have probably been more or less maintained.

There was a smaller proportion of low-cost rental units (under \$100) in the City than in Alameda County or the region, a fact which conflicts with Alameda's large proportion of low-cost, subsidized, public housing. In terms of units costing \$250 or more, the City had more than Alameda County but less than the SMSA.

### Overpayment

Overpayment can be assessed by examining the proportion of income spent on accommodation; this procedure produces the value-to-income ratios detailed in Exhibits I-40 and I-41. Lenders generally apply a 2.5 value-to-income ratio in approving a new mortgage loan. Households with a high value-to-income ratio may have difficulty paying the taxes on their present home, maintaining it properly and paying insurance and utility bills. If required to move, they probably could not purchase a comparable house. Of course, some households with a high value-to-income ratio are no longer making mortgage interest payments and thus have very reduced monthly housing costs. However, even with no mortgage interest costs, people can have problems meeting tax and utility bills. The following table indicates that by these standards, 35.5% of owner-occupiers overpay for housing; when this is broken down by age and household characteristics, it becomes clear that people over 65



and households consisting of other than husband and wife relationships are most impacted by this value-to-income relationship. However, it must be noted that the house values included in the census were the owners' estimates and not actual market prices.

Exhibit I-40: Value-Income Ratio of Owner-Occupiers: \*  
Alameda 1970

People with houses valued  
at more than  $2\frac{1}{2}$  times  
their income.

|                                | Total<br>Population | #     | %    |
|--------------------------------|---------------------|-------|------|
| <u>Total</u>                   | 9,043               | 3,210 | 35.5 |
| <u>Male Head, Wife Present</u> |                     |       |      |
| Under 25                       | 66                  | 13    | 19.7 |
| 25-34                          | 653                 | 156   | 23.9 |
| 35-44                          | 1,148               | 282   | 24.6 |
| 45-64                          | 3,322               | 741   | 22.3 |
| 65+                            | 1,159               | 550   | 47.5 |
| <u>Other Male Head</u>         |                     |       |      |
| Under 65                       | 294                 | 90    | 30.6 |
| 65+                            | 57                  | 16    | 28.1 |
| <u>Female Head</u>             |                     |       |      |
| Under 65                       | 567                 | 288   | 50.8 |
| 65+                            | 227                 | 111   | 48.9 |
| <u>One Person Households</u>   |                     |       |      |
| Under 65                       | 599                 | 294   | 49.1 |
| 65+                            | 951                 | 669   | 70.3 |

Source: 1970 Metropolitan Housing  
Characteristics, San Francisco-  
Oakland, CA, SMSA, 195-32,  
Table B7

\* Value of housing units is self-ascribed by the owner.

Of the specified owner-occupiers in Alameda,  
21.9% paid over four times their income for accommodation;

the largest group in this value-to-income range was people over 65 living alone. In the 3 - 3.9 value-income range, large percentages of young families, non-family households and one-person households overpaid for housing. If these groups were not already established in the housing market, they would almost certainly not be able to buy a home in Alameda.

Various studies have recommended that rental households should pay no more than 25% of their income for accommodations. By this standard, 36.4% of all Alameda households who rented were overpaying. In most age groups the proportion overpaying was over 25%, peaking at 73.4% for people over 65 living alone. The only group of renters not so severely affected was husband-wife couples aged 25 - 64.

Exhibit I-41: Gross Rent/Gross Annual Income of  
Renter-Occupiers: Alameda 1970

People paying 25% of  
income on rent.

|                                | Total<br>Population | #     | %    |
|--------------------------------|---------------------|-------|------|
| Total                          | 14,563              | 5,304 | 36.4 |
| <u>Male Head, Wife Present</u> |                     |       |      |
| Under 25                       | 1,815               | 769   | 42.4 |
| 25 - 34                        | 2,562               | 611   | 23.8 |
| 35 - 44                        | 1,414               | 257   | 14.7 |
| 45 - 64                        | 1,848               | 271   | 14.7 |
| 65+                            | 458                 | 203   | 44.3 |
| <u>Other Male Head</u>         |                     |       |      |
| Under 65                       | 574                 | 219   | 38.2 |
| 65+                            | 47                  | 25    | 53.2 |



Exhibit I-41 (continued)

|                              | Total<br>Population | #     | %    |
|------------------------------|---------------------|-------|------|
| <u>Female Head</u>           |                     |       |      |
| Under 65                     | 2,000               | 992   | 44.6 |
| 65+                          | 82                  | 49    | 59.8 |
| <u>One Person Households</u> |                     |       |      |
| Under 65                     | 2,785               | 1,195 | 42.9 |
| 65+                          | 978                 | 718   | 73.4 |

Source: 1970 Metropolitan Housing Characteristics, San Francisco, Oakland, CA, SMSA 195-33, Table 8

Despite the critical nature of the imbalance between value and income in Alameda, an examination of overpayment by income categories for renters in selected areas, indicates that Alameda is better off than many East Bay Communities.

Exhibit I-42: Overpayment by Income Categories for Renters: Selected Areas 1970

|                | Income Category          |                         |                   |                     |           |
|----------------|--------------------------|-------------------------|-------------------|---------------------|-----------|
|                | Total<br>Over-<br>paying | Less<br>than<br>\$5,000 | \$5,000-<br>9,999 | \$10,000-<br>14,000 | \$15,000+ |
| Berkeley       | 57.3                     | 86.2                    | 41.7              | 4.8                 | 1.1       |
| Oakland        | 45.6                     | 81.1                    | 27.7              | 4.2                 | 1.6       |
| SMSA           | 45.1                     | 82.4                    | 41.5              | 7.7                 | 1.9       |
| Alameda County | 44.9                     | 83.1                    | 52.4              | 4.7                 | 1.0       |
| Hayward        | 42.8                     | 89.7                    | 48.5              | 3.7                 | -         |
| Fremont        | 39.1                     | 88.1                    | 51.0              | 8.0                 | 0.6       |
| Livermore      | 36.7                     | 86.9                    | 39.2              | 5.9                 | -         |
| Alameda        | 36.4                     | 76.2                    | 51.2              | 5.0                 | 0.3       |

Source: 1970 PHC(1)-189: H73

By contrast, only 35.5% of owner-occupiers were paying more than 2-1/2 times their income for their dwelling. Eighty-eight percent of homeowners earning less than \$5,000 were overpaying: 42.7% of those earning between \$5,000-9,999 overpaid and only 2.8% of those earning

between \$10,000-\$14,000 were paying more than 2-1/2 times their income. Beyond this income range, overpayment becomes harder to use as a measure of absolute need.\*

### Conclusion

Many of the changes in housing characteristics which occurred between 1960 and 1970 were related to the increase in the number of rental units in Alameda. This increase in numbers was particularly rapid for multiple units with five or more dwelling units and was contrasted by the decline in the proportion of single-family units. There appeared to be an increase in the frequency with which people moved, associated with this increase in the multiple-unit rental stock. Between 1969 and 1970 over half the rental households in the City had moved.

One useful way to judge the severity or otherwise of Alameda's housing situation is to compare the City's figures with those for the entire Metropolitan Area. Despite the fact that Alameda's housing stock was considerably older than the Metropolitan Area's, the condition of its housing units was basically sound. In terms of overcrowding, Alameda had less than the County or the SMSA, yet had smaller households in owner-occupation

\* At lower income levels, overpayment for accommodation implies lack of money in other essential budget areas.



and larger households in rental units than either Alameda County or the SMSA. Alameda had a smaller proportion of houses lacking some or all plumbing and full kitchen access and a larger percentage of units with heating deficiencies than either Alameda County or the SMSA.

In 1970 Alameda had a smaller proportion of one and two-unit structures and a larger percentage of apartments than either Alameda County or the SMSA. This fact was also reflected in the owner-renter mix, Alameda having almost ten percent more of its housing stock for renter-occupation than either Alameda County or the SMSA. Both the median value and the percentage of homes valued at \$50,000 or more in Alameda were higher than comparable figures for Alameda County, yet lower than the SMSA. The same was true for rental costs, the median rent in Alameda being higher than Alameda County but lower than the SMSA. Even though 35.5% of owner-occupiers and 36.4% of renters could be designated as overpaying in 1970, many East Bay communities had even higher percentages overpaying.

Despite the large proportion of subsidized low-cost housing in Alameda, there was a smaller percentage of rental units costing less than \$100 in Alameda than in the Metropolitan Area; this indicated a lack of low-cost private rental accommodation in Alameda.





### SECTION III

#### SUBSIDIZED LOW-COST HOUSING

##### Housing Authority Programs

The Alameda Housing Authority administers a total of 659 units of subsidized housing: 120 units at Esperanza, 282 units at Makassar and 257 leased units scattered throughout the City. The three components are each administered according to slightly different arrangements, as described below.

##### Makassar Straits Village

The 282 units in Makassar Straits Village are divided into two sections: 182 units at Pope and Eagle Streets and 100 units at Parrot and Wood Streets. There were originally 329 units at Makassar, constructed by the Defense Department in the 1940's as wartime housing, and purchased by the Housing Authority in 1955. Forty-eight of the units at Pope and Eagle were demolished in February 1975 because they failed to meet Unified Building Code standards. These are being replaced by 40 modular units brought from Sacramento and 8 units purchased from the site of the Alameda High School expansion. In addition, approximately 15 units from the High School site will be moved to the Housing Authority's Parrot Street site. These will be ready for occupation around January 1976. Of the

units currently in use at Makassar, the majority are occupied by families, with about 40-50% of them occupied by military personnel, according to Housing Authority estimates. Rents are charged according to the size of the unit and based on the cost of maintenance. They range from \$66 for a one-bedroom unit to \$105 for six-bedrooms. The demolished units were primarily for family occupation but the Housing Authority intends to use the 40 modular units, which will replace them, for senior citizen occupation.

#### Senior Citizen Accommodation

An additional 65 units of senior citizen housing are under construction at the corner of Park Street and Otis Drive. These are due for completion in 1976. The units will be owned by the Housing Authority and the development includes two associated buildings which can be used for recreation rooms or other designated uses.

#### Esperanza

Esperanza, completed in December 1972, was constructed with a loan from the Department of Housing and Urban Development. It is a complex of 120 family townhouses and a community center, designed around community open spaces and playgrounds. A Child Care Center and a Head Start Program, for children of both residents and non-residents, are operated in the Community



Center by the Alameda Unified School District. Tenants pay a fixed percentage of their adjusted income (described under "Eligibility") in rent. The bulk of the rent monies are used to offset the operating costs of the complex. An estimated 10% of the units are occupied by military families.

#### Leased Housing Program

Under a financial assistance contract with H.U.D., the Housing Authority leases 257 units of housing from private owners. The authority pays the owners the market rent, then sublets the units to qualified tenants who pay a fixed percentage of their income in rent. The difference between the rent charged to tenants and that paid to owners is made up by the federal subsidy. Roughly one-third of the families housed under this program are elderly (head of household over 65), and approximately another 10% are military. The houses are evenly spaced throughout the City with no particular concentration in any one area. Leased housing units are found in nearly all of the City's neighborhoods, the exceptions being South Shore, Gold Coast and Ballena Bay.

#### Eligibility and Maintenance

Federal guidelines determine most aspects of tenant selection, eligibility and the basis for rent payments in the federally subsidized units. The tenant

selection procedure is based on a priority ranking set by H.U.D., which gives maximum preference to veterans and their families. The basis for payment of rent has been set by Congress at 25% of net adjusted income. Net income is derived by subtracting from gross income a "utility allowance" which includes deductions for taxes, child care and other factors. Net income is then used to determine the basis for the 25% rent payment as well as the eligibility for occupancy of H.U.D. - subsidized units. The income limits are set by the local office of H.U.D. and apply to the rest of Alameda County as well.

Exhibit I-43: Upper Income Limits for Public Housing:  
Spring 1975

|                       |   |          |
|-----------------------|---|----------|
| One person households | - | \$ 6,700 |
| Two       "       "   | - | 7,800    |
| Three     "       "   | - | 8,550    |
| Four      "       "   | - | 9,300    |
| Five      "       "   | - | 9,700    |
| Six       "       "   | - | 10,100   |
| Seven     "       "   | - | 10,400   |
| Eight     "       "   | - | 10,700   |
| Nine      "       "   | - | 10,900   |
| Ten +     "       "   | - | 11,100   |

Source: Alameda Housing Authority, March, 1975

The same rates now apply at Makassar Village, despite the fact that this project is owned and operated by the Housing Authority without federal assistance. A maintenance crew



of fifteen looks after all 659 units, with an additional full-time caretaker assigned to Esperanza. The crew has been successful in adhering to its policy of responding to all tenant maintenance calls within 24 hours.

#### Private Low-Cost Housing

Besides the low-income properties administered by the Housing Authority, the City also has one federally subsidized private housing project. The Buena Vista apartment complex, at Buena Vista Avenue near Poggi Street, was constructed in 1965 under H.U.D.'s 221-d-3, below-market interest rate program (no longer in existence). It was intended to supply rental housing for low and moderate-income families through the private market. The project was built with a 3% FHA insured loan at a time when the prevailing interest rates were in the neighborhood of 6 - 7%.

Buena Vista is a complex of 615 townhouses and walk-up apartments, most of them two and three-bedroom units. The maximum income limits for prospective tenants are set by H.U.D. officials in Washington, and apply to all 221-d-3 projects in the Oakland-San Francisco SMSA.

#### Exhibit I-44: Upper Income Limits for Private Low-Cost Housing: Spring 1975

|     |        |   |          |
|-----|--------|---|----------|
| 1   | person | - | \$ 8,250 |
| 2   | "      | - | 10,050   |
| 3-4 | "      | - | 11,800   |
| 5-6 | "      | - | 13,550   |
| 7   | "      | - | 15,350   |

Source: H.U.D. Loan Management Branch,  
San Francisco, February, 1975

H.U.D. requires that tenant incomes be recertified every two years. Under the "continued occupancy" policy, tenants whose incomes have risen above the maximum levels are not required to move; however, their rents are raised according to a formula set by H.U.D.

H.U.D. must also approve the rents which can be charged by 221-d-3 projects. However, this is handled by the San Francisco Area Office, and is apparently determined for each project, based upon its operating expenses and debt services.

Exhibit I-45: Rental Rates for Buena Vista Apartments:  
Spring 1975

|                            |   |       |
|----------------------------|---|-------|
| 1-bedroom apartment        | - | \$125 |
| 2-       "       "         | - | 144   |
| 2-       "       townhouse | - | 161   |
| 3-       "       apartment | - | 183   |
| 4-       "       "         | - | 205   |

Source: H.U.D. Loan Management Branch,  
February, 1975

The rental agent at the property estimates that only 25% of the requests for apartments are filled; however, the project is well known and is frequently the first place where moderate-income persons look for housing. The rental agent estimated that about 40% of the tenants are military.

Low Income Housing Comparisons

To enable some comparison to be made between various communities, the following table indicates the total housing stock vis-a-vis the proportion of subsidized low-income units.



Exhibit I-46: Subsidized Units: Selected Alameda  
County Communities 1974

| <u>City</u> | <u>Subsidized<br/>Units</u> | <u>1970*<br/>Total Units</u> | <u>Subsidized Units as<br/>% of Total Units</u> |
|-------------|-----------------------------|------------------------------|-------------------------------------------------|
| Alameda     | 1,274                       | 24,689                       | 5.2                                             |
| Oakland     | 7,392                       | 146,615                      | 5.0                                             |
| Berkeley    | 1,426                       | 47,365                       | 3.0                                             |
| Livermore   | 147                         | 11,437                       | 1.3                                             |
| Newark      | 80                          | 6,801                        | 1.2                                             |
| Fremont     | 285                         | 27,305                       | 1.0                                             |
| Hayward     | 202                         | 28,680                       | 0.7                                             |

Source: Inventory of Public Housing and  
Subsidized Moderate Income Rental  
Housing, Alameda County 1974;  
Alameda County Planning Depart-  
ment, January 2, 1975

\* Percentages are therefore not accurate.

Therefore, assuming no drastic changes in the relative totals of housing units since 1970, Alameda has a very high percentage of subsidized units, one of the highest, if not the highest in the East Bay.

Conclusion

The Alameda Housing Authority administers 659 units as of March, 1975 and has plans for another 113, mostly for senior citizen occupation. In addition to those units administered by the Housing Authority, the City also has 615 units of federally subsidized accommodations at Buena Vista. These two components give Alameda a high proportion of subsidized low-cost housing.

Eighty-three percent of the subsidized low-cost housing in Alameda is located in census tract 4273, north

of Lincoln Avenue and east of Webster Street. When the planned units are completed, this concentration will drop to 79%.

If all the tenant occupancy estimates given by the Housing Authority and the rental agent at Buena Vista are accurate, then approximately 530, or 41% of all the low-cost units in Alameda are occupied by military personnel.

This high concentration of NAS personnel in low-cost housing and the expressed preference of others for Alameda means that any increase in the supply of low-cost housing would, in all likelihood, draw more Naval households back into Alameda.



## SECTION IV

### ALAMEDA NAVAL AIR STATION

#### Impact on Housing

The Naval Air Station occupies approximately one-third of Alameda's land area and has extensive impacts upon many facets of life in the City. However, little documentation has been available on the exact nature of that impact - either the housing demand created by NAS employees, or the success of local housing markets in meeting it. To address this issue, information was elicited from the NAS Housing Referral Office in 1974 and the Public Affairs Office in February-March 1975.

#### Naval Air Station Housing

As of March, 1975 the Naval Air Station employed approximately 8,500 civilians, as well as approximately 2,000 military personnel attached to the base. Of the Naval contingent, only 203 were officers, the rest being enlisted men. In addition to the base contingent, there were 11,500 men aboard ships attached to the base. The Public Affairs Officer estimated that between 3,000-4,000 crewmen would be in port at any one time; in fact, there were 4,000 in port as of February 1975. This means that at any one time, there are probably 14,000-15,000 people using the base.

There are 1,213 housing units provided by the Navy at the NAS. In addition, another 201 single officers and 1,247 single enlisted men are accommodated in bachelor housing. Of the approximately 14,000 military personnel assigned to the Naval Air Station, about 2,000 per year seek housing accommodations on the open market. Only those military personnel with dependents rated E-4 or above, with two years of service, are eligible to live in NAS housing. The base pay for an E-4 with two years of service is currently \$5,248.00 a year, or \$5,404.80 a year if stationed at sea. The result is that the Naval personnel with the lowest incomes are the ones ineligible for Naval housing. To compound the problem, the waiting time for such housing is rarely less than one year and sometimes as long as 18 months. Therefore, even Naval personnel who are eligible for NAS housing have to compete on the open market for extended periods of time.

#### Housing Referral Office

Every serviceman transferred to the Naval Air Station is required to report to the Housing Referral Officer; this office also serves a limited number of military personnel from other bases, as well as those Navy families who desire to move from their present Bay Area addresses. The function of the Referral Office is two-fold. First, it maintains general listings of approved housing in the East Bay, as well as specific listings of



currently available units. Approved housing units are those whose owners or sellers have:

1. Volunteered to be listed with the Referral Office, and
2. Agreed not to discriminate on the basis of race, creed or place of national origin.

The second function is to determine which servicemen (including families) are eligible for Navy or public housing. The Housing Staff then provides information on the location, price and potential availability of such units. For the year 1973, the Housing Referral Officer reported that 2,239 military personnel were processed. Of these, 1,892 found housing - 914 through the Housing Referral Officer, 978 by other means.

#### Military Housing Preferences

In addition to the NAS housing, military personnel and their families are also eligible for military housing at other Bay Area military installations: Hamilton Air Force Base near San Rafael; Oak Knoll Naval Hospital in Oakland; and Mare Island Naval Shipyard in Vallejo. According to the Housing Referral Office Staff, military employees are willing to commute an hour or more in order to live in either military housing or public housing. The main sources of public housing are the Alameda Housing Authority, the Oakland City Housing Authority and the Pleasanton Housing Authority. Military families have some advantages in getting into

these units, because (as noted earlier) of the federal law that gives preference to veterans and their families in federally subsidized public housing. However, according to HRO staff, the vast majority of military families indicate that they would prefer to live in the City of Alameda - if they could both find and afford housing.

#### Housing Location

Using the referral cards of military personnel processed by the Housing Referral Office in 1973, a sample of 200,\* or almost 10%, was taken in order to determine where military families settled, as well as the size of the dwelling units they occupied.

The home addresses of the sample were distributed throughout the Bay Area from San Jose to Fairfield, and Novato to Pleasanton and Pittsburg. However, the primary concentration was in the City of Alameda, with 94 out of 200 observations, or 47%. Another 56 families - 28% - lived elsewhere in Alameda County.

Clearly the impact of military families on the housing market is felt most in the East Bay; a total of 84% (168 families) lived in Alameda and Contra Costa Counties together. Eighteen (19.1%) of the 94 families living in Alameda were in public housing units, as were all eight families in Pleasanton.

\* The sample was a listing of all cards of one letter of the alphabet. This was considered the best method of obtaining an adequate sample in the time available for data compilation.



Exhibit I-47: Housing Location of Military Households:  
Naval Air Station, Alameda 1973

|                                    | #             | %              |
|------------------------------------|---------------|----------------|
| <u>Alameda County</u>              | <u>150</u>    | <u>75.0</u>    |
| Alameda                            | 94            | 47.0           |
| Oakland                            | 24            | 12.0           |
| Hayward                            | 9             | 4.5            |
| Pleasanton                         | 8             | 4.0            |
| Fremont                            | 5             | 2.5            |
| San Leandro                        | 5             | 2.5            |
| Other                              | 5             | 2.5            |
| <br>Contra Costa County            | <br><u>18</u> | <br><u>9.0</u> |
| Concord                            | 6             | 9.0            |
| Pittsburg                          | 3             | 1.5            |
| Other                              | 9             | 4.5            |
| <br><u>Hamilton Air Force Base</u> | <br><u>16</u> | <br><u>8.0</u> |
| <br><u>Other Locations</u>         | <br><u>16</u> | <br><u>8.0</u> |
| <br>TOTAL                          | <br>200       | <br>100.0%     |

Source: Planning Staff Sample Survey of  
Housing Referral Cards - Naval  
Air Station, Alameda 1974

Dwelling Type and Size

Of those households located in Alameda, the great majority lived in apartments, both furnished and unfurnished.

Exhibit I-48: Housing Type of NAS Households: Alameda 1973

|                       | Type of Housing |      |
|-----------------------|-----------------|------|
|                       | #               | %    |
| Furnished Apartment   | 43              | 45.7 |
| Unfurnished Apartment | 42              | 44.7 |
| Furnished House       | 2               | 2.1  |
| Unfurnished House     | 6               | 6.4  |
| Unspecified           | 1               | 1.1  |

Source: Planning Staff Sample Survey of Housing  
Referral Cards - Naval Air Station,  
Alameda 1974

Only two of the houses were purchased; the other six were rented. Nine of the families had wanted unfurnished houses, but located in unfurnished apartments; and ten had wanted furnished apartments, but located in unfurnished apartments.

In terms of size of dwelling unit, most households obtained what they desired. Most of the families (89.3%) were in one and two bedroom apartments.

Exhibit I-49: Housing Size of NAS Households: Alameda 1973

| Size of Unit          | Total |      | Desiring This Size |      | Desiring Larger Unit |      |
|-----------------------|-------|------|--------------------|------|----------------------|------|
|                       | #     | %    | #                  | %    | #                    | %    |
| Barracks              | 3     | 3.2  | 3                  | 3.7  | 0                    | 0    |
| Studio or one bedroom | 41    | 43.6 | 34                 | 41.5 | 7                    | 58.3 |
| Two Bedroom           | 43    | 45.7 | 38                 | 46.3 | 5                    | 41.7 |
| Three Bedroom         | 7     | 7.4  | 7                  | 8.5  | 0                    | 0    |

Source: Planning Staff Sample Survey of Housing Referral Cards - Naval Air Station, Alameda 1974

It does not appear that families necessarily lived outside Alameda in order to live in houses rather than apartments, or in larger rather than smaller units. A check of the sample units indicated that the dwelling units in other cities occupied by NAS households were mostly rental units, with only a few houses.



Exhibit I-50: Housing Type of NAS Households: Selected Communities 1973

|             | Total |      | Furnished Apts. |      | Unfurnished Apts. |      | Unfurnished House |      | Unspecified |      |
|-------------|-------|------|-----------------|------|-------------------|------|-------------------|------|-------------|------|
|             | #     | %    | #               | %    | #                 | %    | #                 | %    | #           | %    |
| Oakland     | 24    | 51.1 | 11              | 64.7 | 9                 | 47.4 | 3                 | 33.3 | 0           | 0    |
| Hayward     | 9     | 19.1 | 0               | 0    | 5                 | 26.3 | 3                 | 33.3 | 1           | 50.0 |
| Concord     | 5     | 10.6 | 1               | 5.9  | 2                 | 10.5 | 2                 | 22.2 | 0           | 0    |
| Fremont     | 5     | 10.6 | 2               | 11.8 | 2                 | 10.5 | 0                 | 0    | 1           | 50.0 |
| San Leandro | 5     | 10.6 | 3               | 17.6 | 1                 | 5.3  | 1                 | 11.1 | 0           | 0    |

Source: Planning Staff Sample Survey of Housing Referral Cards - Naval Air Station, Alameda 1974

Civilian Employees

Of the approximately 8,500 civilians employed at the base, the vast majority live in the East Bay, with the following totals for each community:

Exhibit I-51: Housing Location of NAS Civilian Employees: Selected Communities 1975

| Community     | NAS Employees |       |
|---------------|---------------|-------|
|               | #             | %     |
| Oakland       | 2,300         | 27.1  |
| Alameda       | 1,350         | 15.9  |
| San Leandro   | 770           | 9.1   |
| Hayward       | 700           | 8.3   |
| Fremont       | 341           | 4.0   |
| Berkeley      | 320           | 3.8   |
| Richmond      | 250           | 2.9   |
| San Lorenzo   | 240           | 2.8   |
| Castro Valley | 230           | 2.7   |
| Total         | 6,501         | 76.5* |

\* Remainder of employees scattered in other communities and in unincorporated areas of the County.

Source: Public Affairs Office, Naval Air Station, Alameda, CA, February, 1975.

The Public Affairs Office commented that a lot of the civilian personnel would prefer to live in Alameda but are unable to find accommodation at the right price.

It would appear that the proportion of military personnel residing in Alameda is considerably higher than that for civilian employees. However, the military sample is too small to allow for definitive conclusions.

### Conclusion

The Naval Air Station is a major East Bay employer and presumably generates considerable sales tax revenue within the City of Alameda. The military housing at the Naval Air Station, however, provides only a small percentage of the housing accommodations required for Alameda based personnel. The low-income military personnel, of whom many are not eligible for military housing, contribute to the pressure on the limited supply of low-cost housing in Alameda. Of those seeking accommodation in 1973, just under half actually located in Alameda, many in public and low-cost housing.

Because of the eligibility requirements for Naval housing, Naval personnel with the lowest incomes are the ones forced to seek accommodation on the open market. Even those Naval personnel rated E-4 and above, who are eligible for Naval housing, often have to wait up to a year or 18 months for a vacancy.



According to the Housing Referral Office of the NAS, the majority of military families would prefer to live in Alameda, if they could both find and afford housing. Therefore, it can be anticipated that any increase in the supply of low-cost housing in Alameda would tend to draw more Naval households from other East Bay communities; thus, expansion of the low-cost housing stock is unlikely to markedly improve access to housing for other low-income households.

Of the Naval households located in Alameda, 90% lived in apartments, both furnished and unfurnished, 89.3% of these being one and two bedroom units. It appears that many of the civilian personnel would likewise prefer to live in Alameda but are unable to find accommodations at the right price. Therefore, any increase in the available stock of moderate-income housing would also tend to attract more NAS civilian employees into Alameda. In short, the Naval Air Station personnel contribute heavily to the demand for low-cost housing in Alameda.





## SECTION V

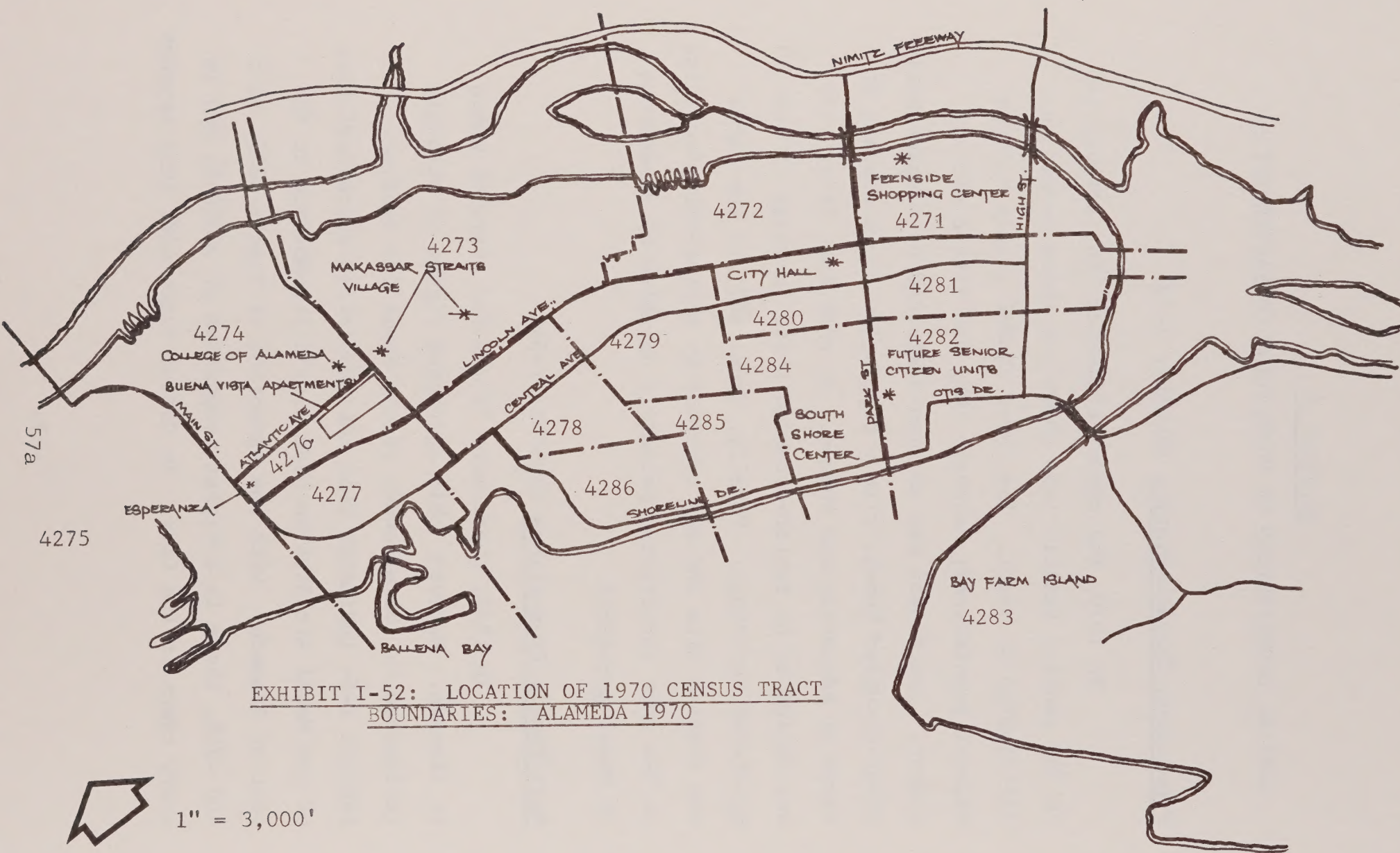
### SPATIAL DISTRIBUTION OF POPULATION CHARACTERISTICS

#### Population Characteristics (Exhibit I-53)

In 1970, the census estimated that Alameda had 70,968 people; Exhibit I-53 shows how these people were distributed by tract. The three shaded tracts had the highest populations; however, they had little else in common. Tract 4282 was an area dominated by single-family owner-occupied homes, with a population above average in terms of education and income. By contrast, Tract 4279 was dominated by renter-occupied units in large (5 unit +) apartment buildings. Finally, Tract 4275 is the Naval Air Station site and was typified by renter-occupied units in 3-4 unit structures, primarily occupied by dependents of Naval personnel.

#### Male/Female Proportions (Exhibit I-54)

In 1970, there were 52 men for every 48 women in Alameda. However, this aggregate figure is strongly influenced by the presence of the Naval Air Station. Exhibit I-54 indicates that the population characteristics of the Naval Air Station bear little resemblance to the rest of Alameda. With the exception of Tracts 4272, 4275 and 4286, there is a higher proportion of women to men in every tract in the City. In Census Tract 4286 this appears









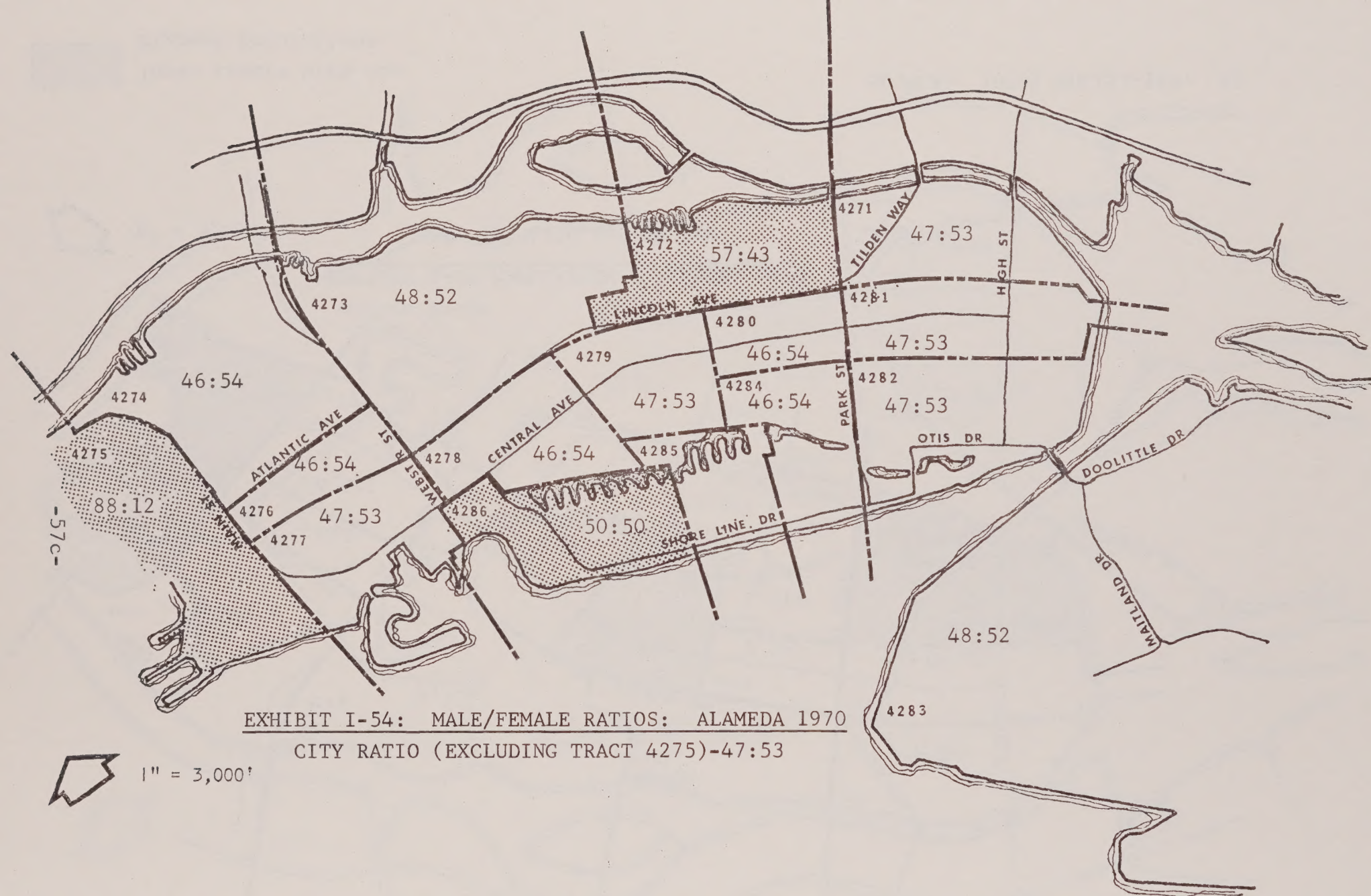


EXHIBIT I-54: MALE/FEMALE RATIOS: ALAMEDA 1970  
CITY RATIO (EXCLUDING TRACT 4275)-47:53

1" = 3,000'



Tracts above the  
City figure

SOURCE: 1970: PHC(1)-189: P1



due to large average household sizes and possibly a larger proportion of male children. The high proportion of males to females in Census Tract 4272 is caused, in part, by the inclusion of people on Government Island (Coast Guard personnel). However, even with this group disregarded, this area still had a male to female ratio of 51 to 49. This may be partly due to the generally lower-than-average rental costs, attracting Naval personnel into the area.

Population Under 18 by Tract (Exhibit I-55)

In 1970, 32.8% of the City's population was aged 18 or less. Four tracts had higher concentrations of people 18 or under; three of these were grouped in the northwest quadrant of the City (Tracts 4273, 4274 and 4276); the fourth was Bay Farm Island. Tract 4274 had the highest percentage of people in this age group because most of the residents were dependents of Naval families. It is probable that the dependents of Naval personnel also had an influence upon the figures for Tracts 4273 and 4276, which contain the Housing Authority properties and the Buena Vista complex (both heavily occupied by Naval households - see Section III). Bay Farm Island had a large proportion of dependent children, a fact probably related to the dominantly single-family owner-occupied character of the area.

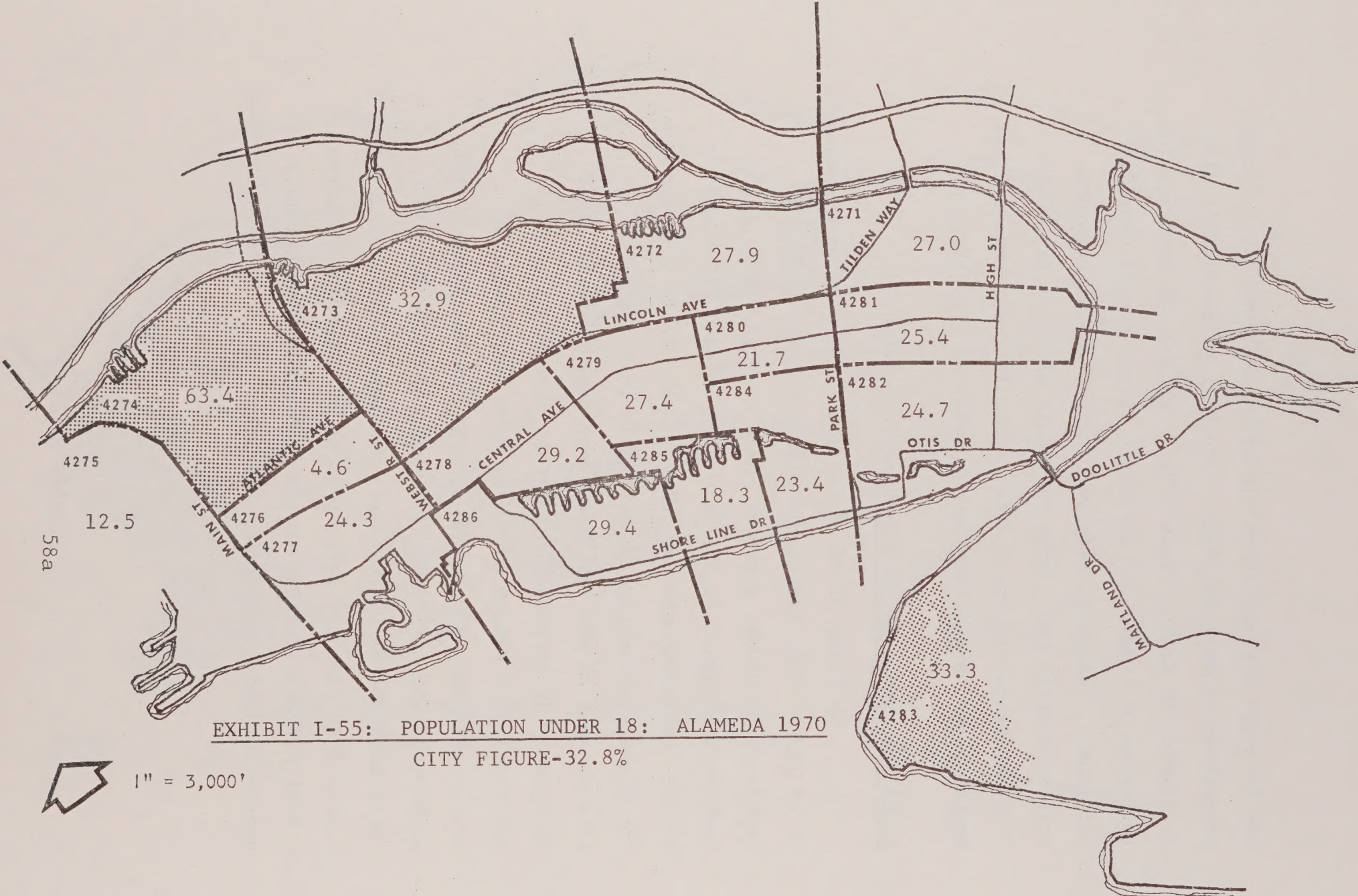


EXHIBIT I-55: POPULATION UNDER 18: ALAMEDA 1970  
CITY FIGURE-32.8%

1" = 3,000'

 Tracts above the City figure

SOURCE: 1970: PHC(1)-189: P4 AND P5



### Single Females (Exhibit I-56)

Single females as a percentage of all females 14 years old or over tended to be concentrated in the central and southern tracts of Alameda. Since this group also includes the 14-18 age range, it counts some dependent children still living at home. Nevertheless, it may be noted that some of the areas with the largest proportions of this variable are dominated by apartment development. Twelve percent of the population at the NAS were female and, since many of these were dependent children, the resultant figure for single females is high.

### Single Males (Exhibit I-57)

Single males as a percentage of males over 14 exhibited a slightly different distribution from that of single females. Twenty-five percent of all males over 14 were single, and the greatest concentrations of them occurred at the NAS, along the southern shoreline to Tract 4285; then north through Tracts 4279 and 4272. These are generally the tracts with the highest proportions of renter-occupied housing.

### Husband/Wife Families (Exhibit I-58)

The census defines three family types: husband/wife, other male head and female head. In 1970, 82.4% of all Alameda families were of the husband/wife type and, as

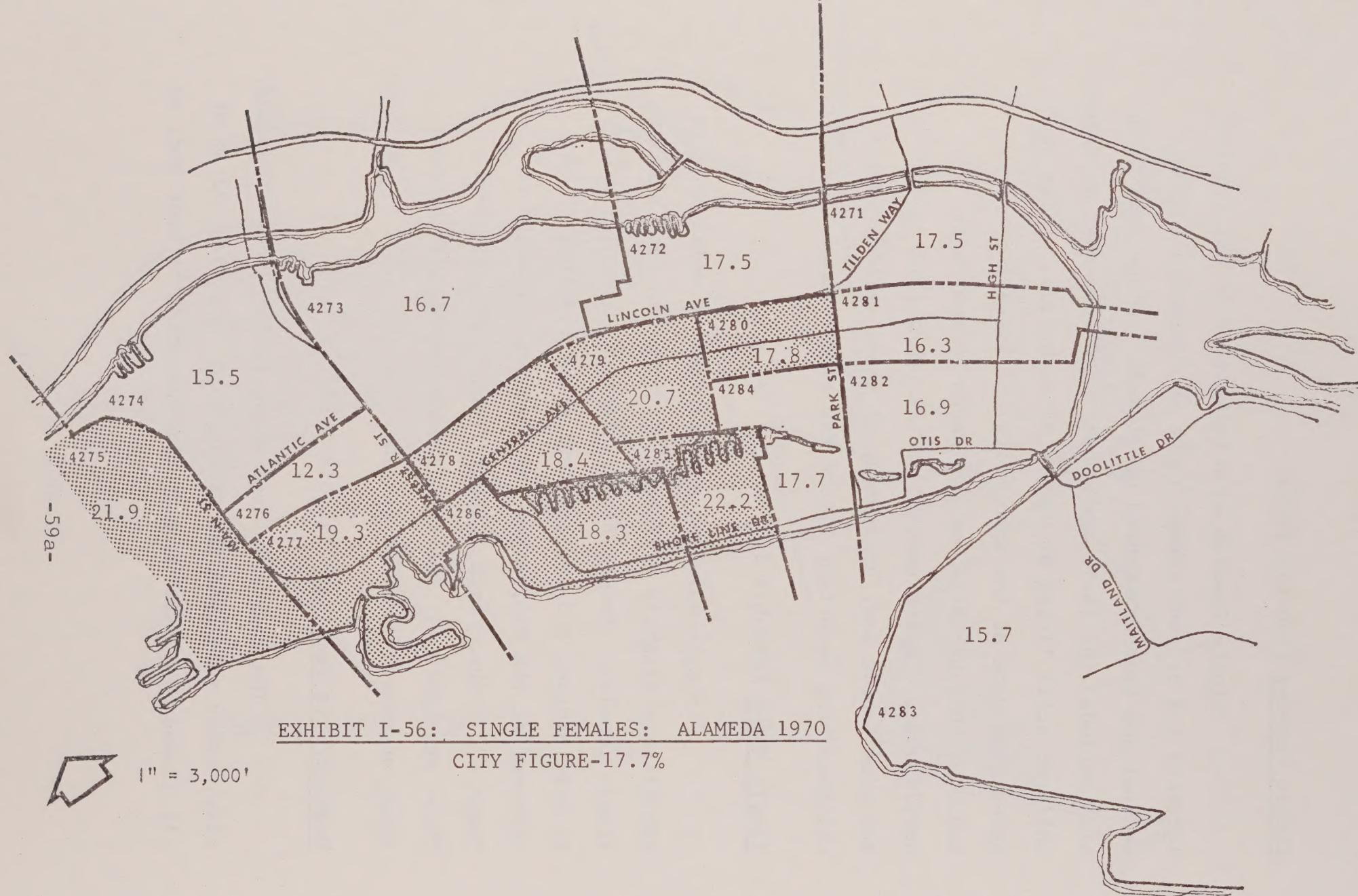


EXHIBIT I-56: SINGLE FEMALES: ALAMEDA 1970  
CITY FIGURE-17.7%

SOURCE: 1970: PHC(1)-189: P4 AND P5



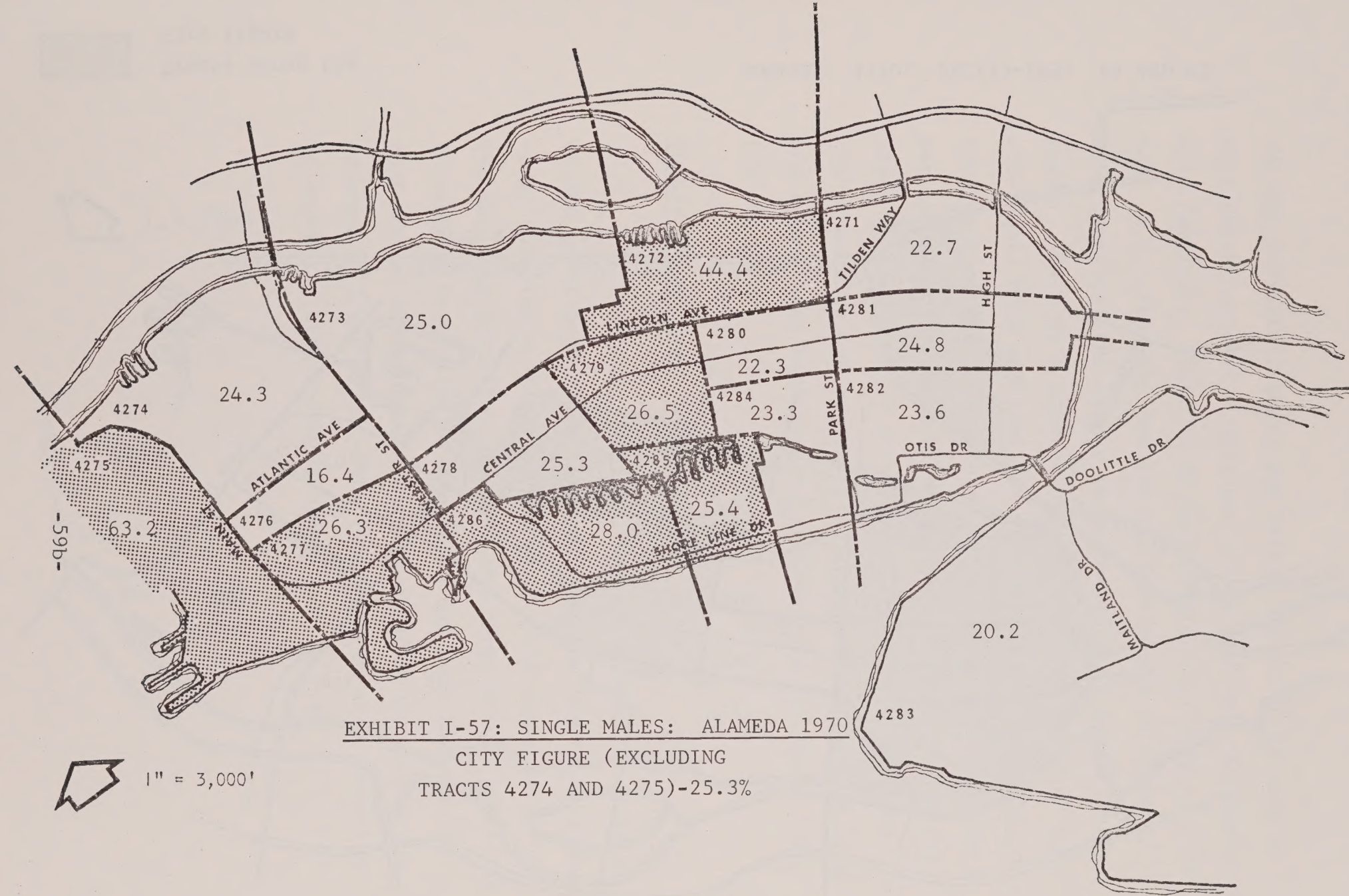


EXHIBIT I-57: SINGLE MALES: ALAMEDA 1970

CITY FIGURE (EXCLUDING  
TRACTS 4274 AND 4275)-25.3%



1" = 3,000'



Tracts above the  
City figure

SOURCE: 1970: PHC(1)-189: P4 AND P5



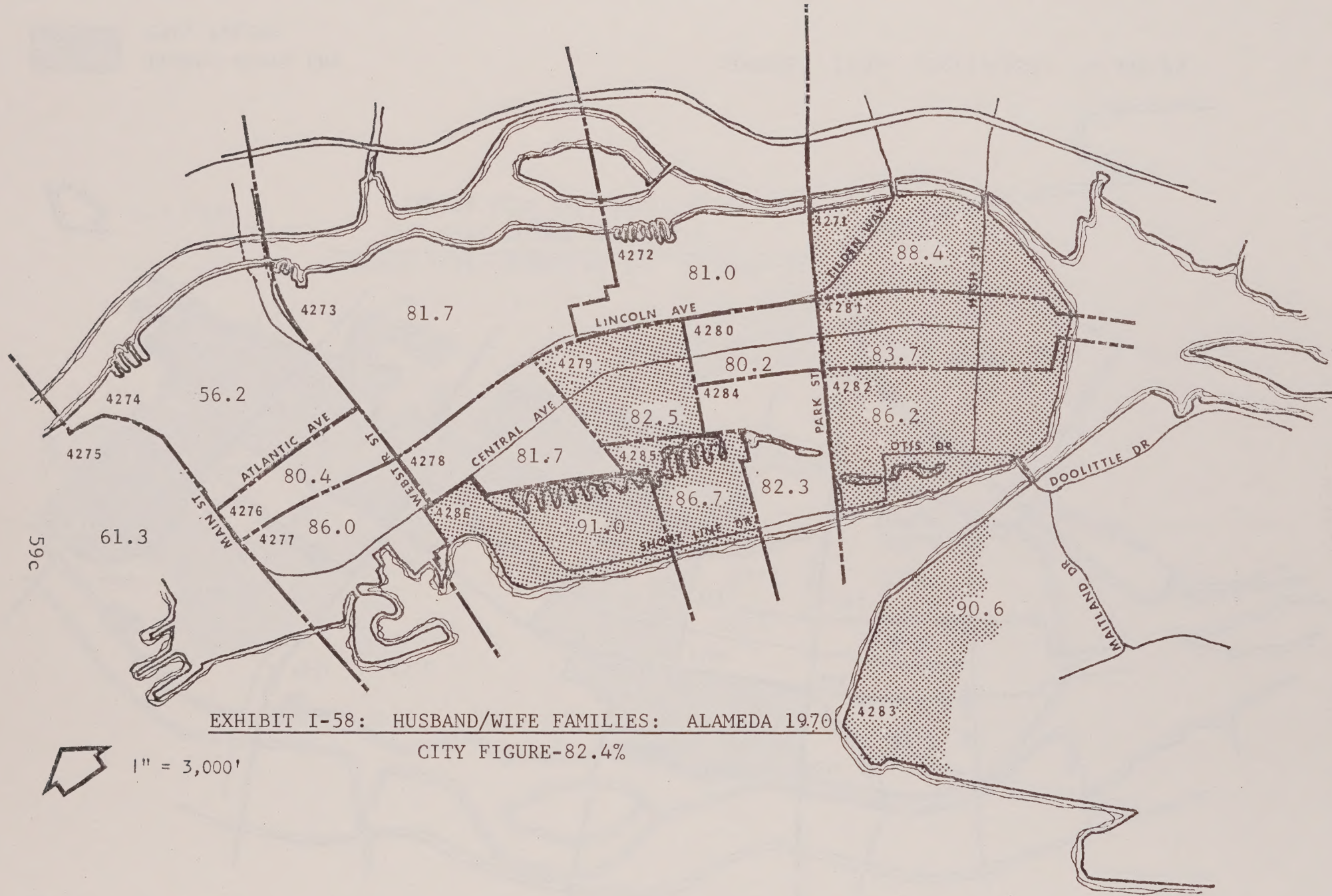


EXHIBIT I-58: HUSBAND/WIFE FAMILIES: ALAMEDA 1970

CITY FIGURE-82.4%



1" = 3,000'



Tracts above the  
City figure

SOURCE: 1970: PHC(1)-189: P4 AND P5



the map indicates, there was little variation by area of this characteristic. Only two tracts had over 90% husband/wife families. There is an interesting corollary to this map: i.e., that the smaller the percentage of husband/wife families, the larger the proportion of other family types. There is a greater probability that families with other male head and families with female head will be in some form of need; therefore, those tracts with the lowest percentages of husband/wife families will tend to be the areas in most need of attention. As the map indicates, the areas with the highest proportions of other male head and female head families are central area and north side tracts.

#### People 65 and Over (Exhibit I-59)

In 1970, people 65 and over constituted 10.3% of the total population (excluding Census Tracts 4274 and 4275, occupied by Naval personnel). This characteristic was variably distributed across the City, with a generally increasing proportion of people 65 and over towards the east end of Alameda. The highest proportion, 16.8%, was located in Tract 4271 in the east end, an area dominated by expensive single-family homes.

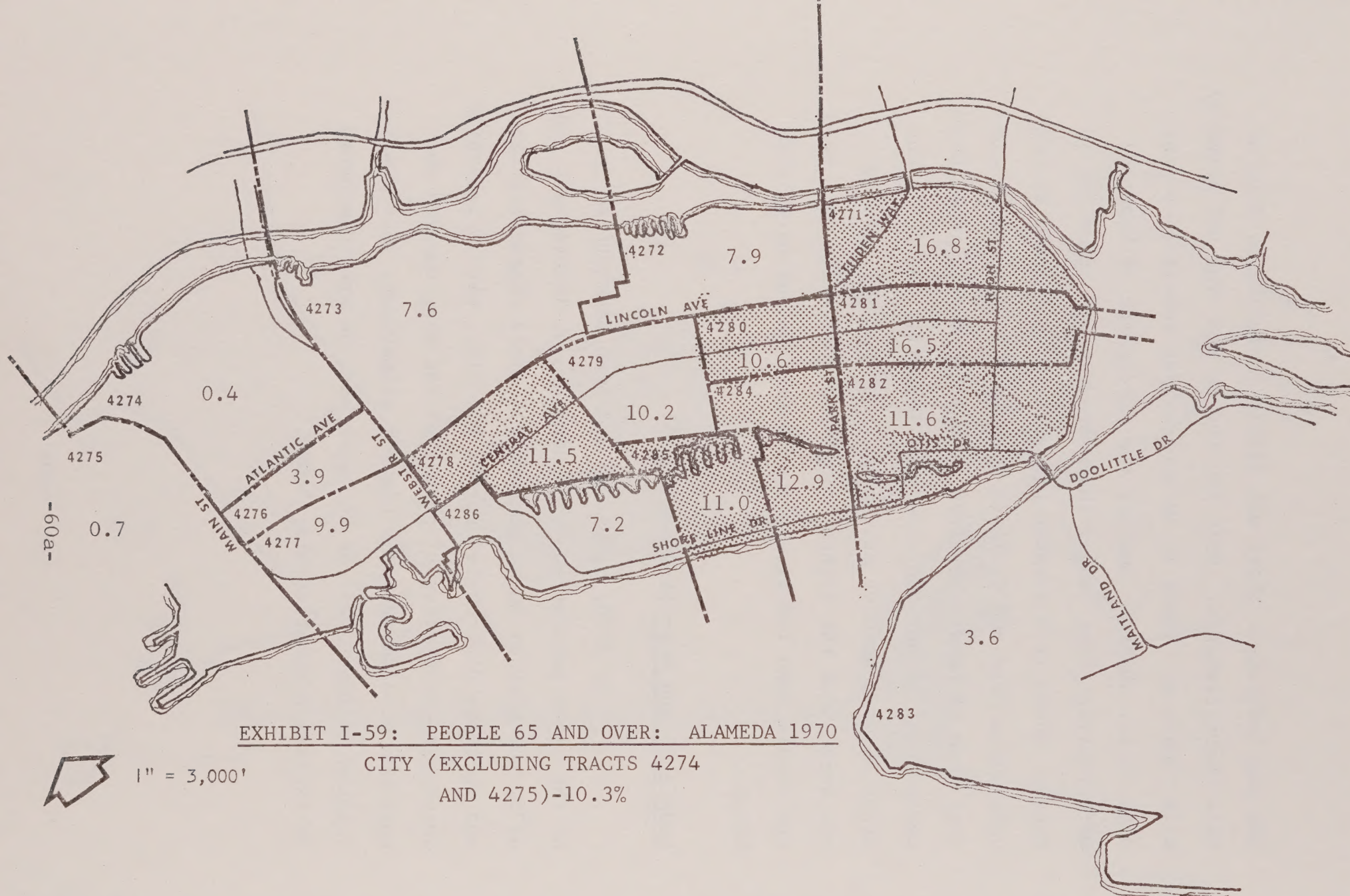


EXHIBIT I-59: PEOPLE 65 AND OVER: ALAMEDA 1970

CITY (EXCLUDING TRACTS 4274  
AND 4275)-10.3%

SOURCE: 1970: PHC(1)-189: P4 AND P5



### People 65 and Over, Living Alone (Exhibit I-60)

In 1970, 13.8% of all households in Alameda were composed of people 65 and over, living alone. The tracts with the largest percentages of such people were the central ones, running from 4277 in the west to 4281 in the east end and also including Tracts 4284 and 4285. Although the census does not provide cross-tabulation of people over 65 living alone with other indicators like poverty status, it has previously been noted that large proportions of people overpaying for housing were 65 or over (see page 35). It is therefore probable that many of these people 65 and over are in some form of need.

### Children Ever Born (Exhibit I-61)

In 1970, for every 1,000 women ever married there were 3,587 children born. Taken alone, this factor is not an immediate indicator of need. However, other things being equal, the family with more children will be under relatively greater financial and housing pressure than the family with fewer children. This characteristic is congruous with the distribution of age structure factors. The NAS had the highest birth rate, but, of the civilian tracts, areas 4272 and 4273 in the north side had by far the highest number of births per thousand women. In contrast, the southern and eastern census tracts tended

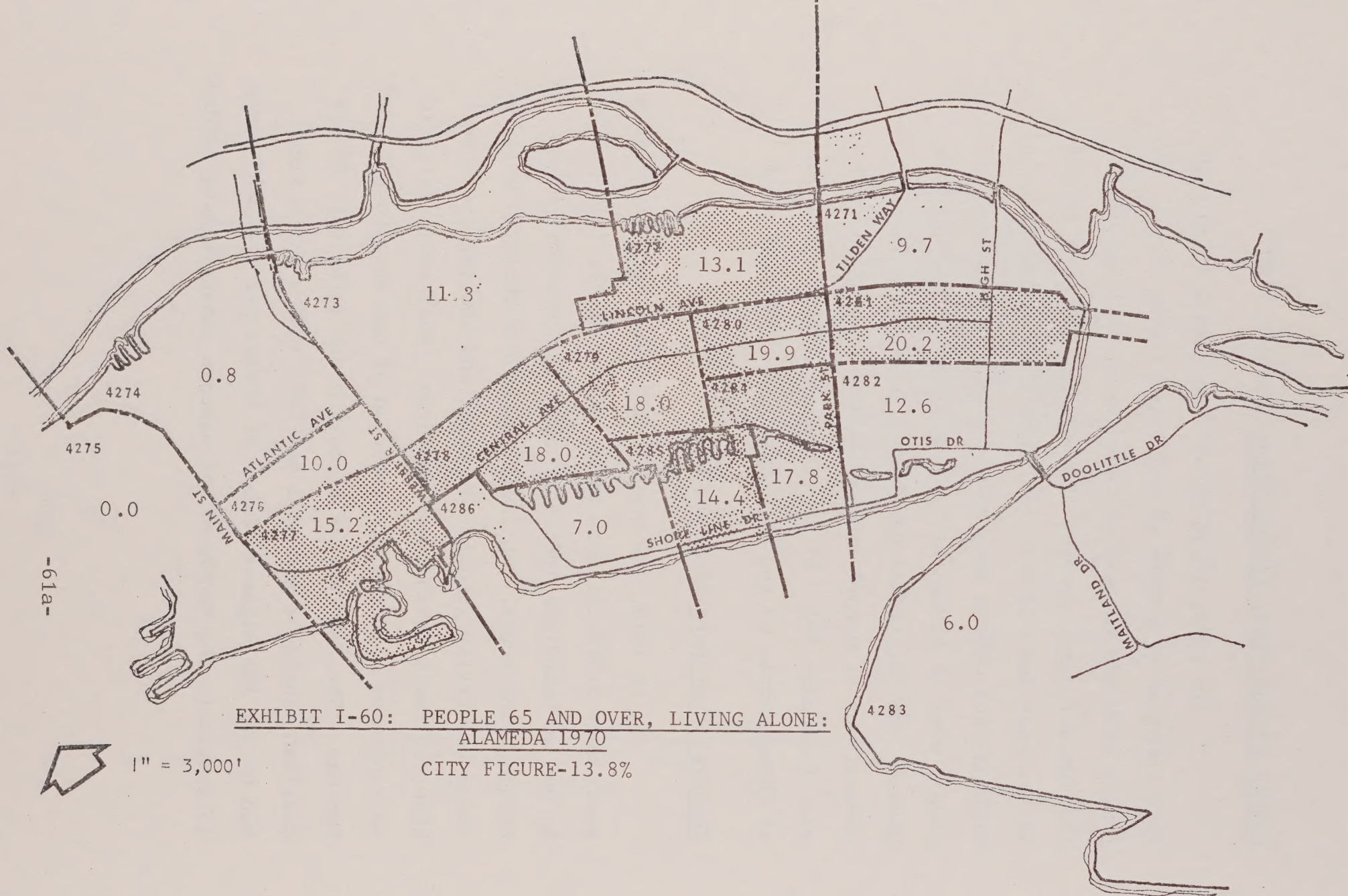


EXHIBIT I-60: PEOPLE 65 AND OVER, LIVING ALONE:  
ALAMEDA 1970

CITY FIGURE-13.8%



Tracts above the  
City figure

SOURCE: 1970: 4th COUNT CENSUS TABULATIONS  
PROVIDED BY ABAG: TAB 40



61b

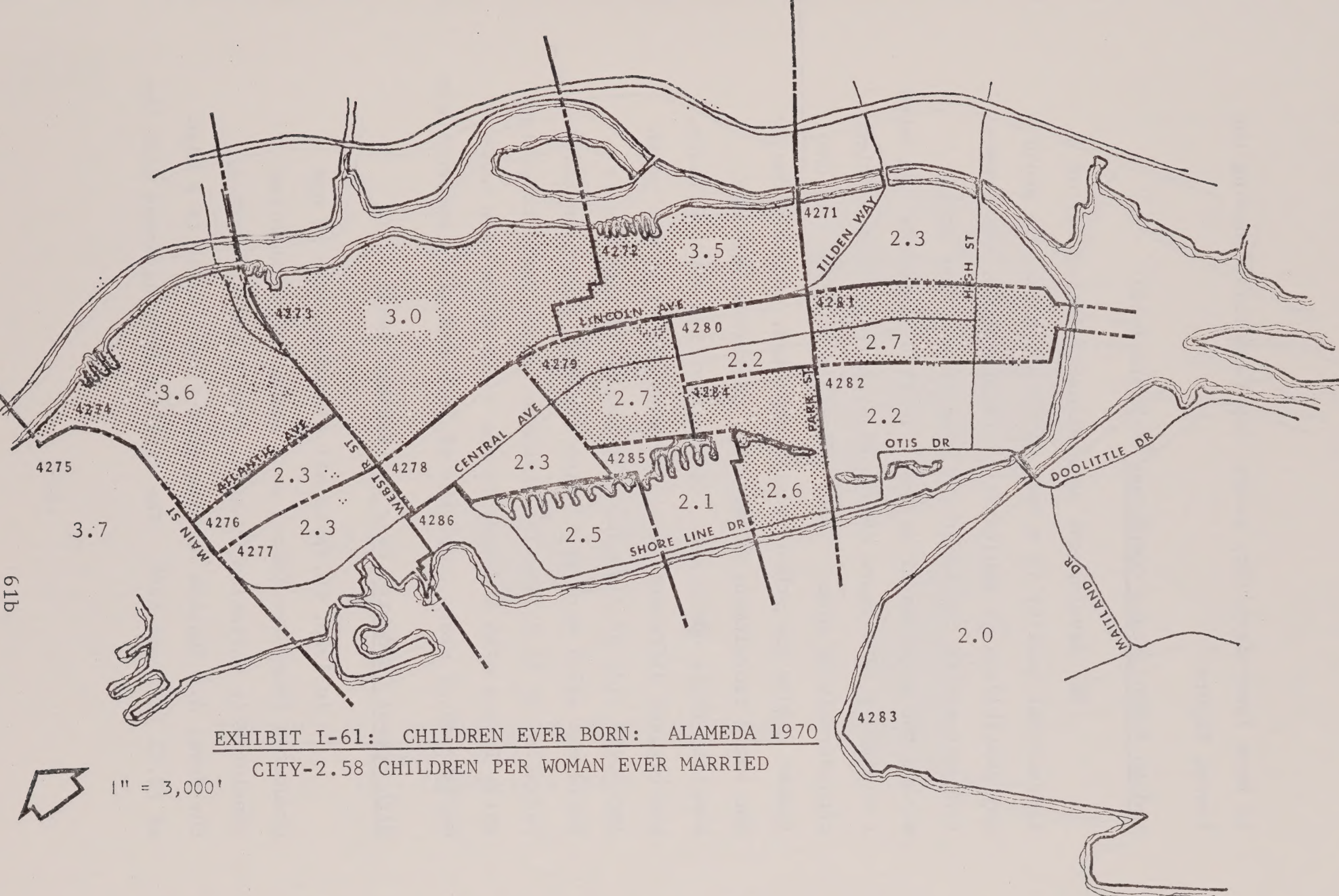


EXHIBIT I-61: CHILDREN EVER BORN: ALAMEDA 1970

CITY-2.58 CHILDREN PER WOMAN EVER MARRIED



1" = 3,000'



Tracts above the  
City figure

SOURCE: 1970: PHC(1)-189: P76 AND P77

to have lower fertility rates, Bay Farm Island having the lowest figure.

Median School Years Completed (Exhibit I-62)

The development of meaningful indicators of educational quality is a very difficult task. To avoid any possibility of subjective interpretation, the census concentrates on the length of time people have spent within the educational system. In 1970 Alamedans completed a median of 12.4 years of school, but this figure varied considerably by area. Tract 4274 (NAS housing) had the lowest figure for school years completed, possibly due to the early recruitment of men who, therefore, did not complete their education. Of the civilian census tracts, the biggest differential was between tracts on the north and south side of Alameda. The two north side tracts (4272 and 4273) were well below the City figure on this variable, at 12.25 and 12.20 median school years completed; while Tracts 4285 and 4286 in the south shore area had median school years completed of 12.9 and 12.7, respectively.

High School Graduates Over 25 (Exhibit I-63)

In 1970, 66.7% of all Alamedans over 25 had graduated from High School and, again, this exhibited considerable variation by area, from a low of 42.7% at the Naval Air Station housing area (Tract 4274) to a high of 82.4% in Tract 4285. The civilian housing areas with the



62a

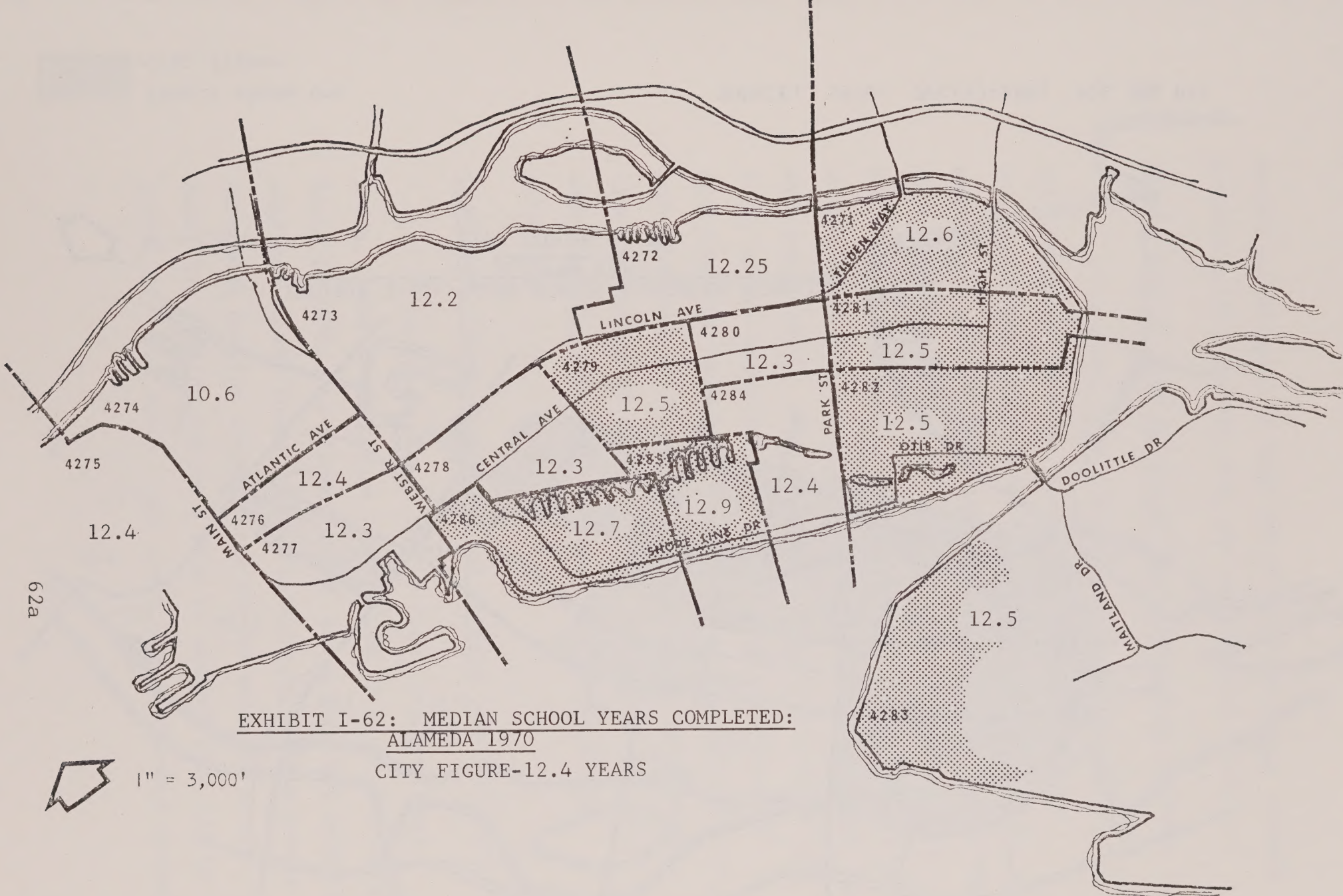


EXHIBIT I-62: MEDIAN SCHOOL YEARS COMPLETED:  
ALAMEDA 1970

CITY FIGURE-12.4 YEARS

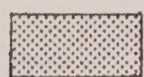
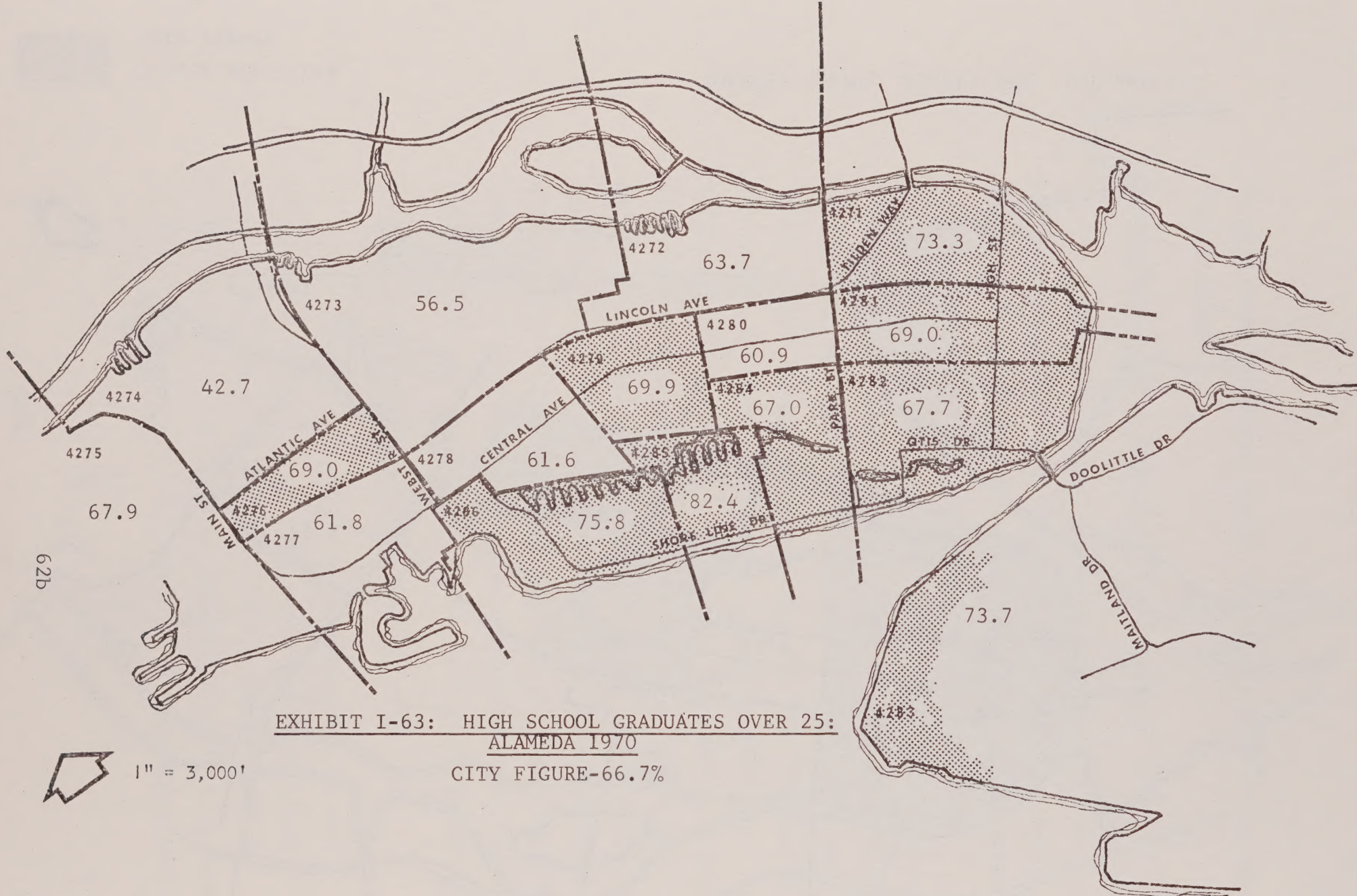
1" = 3,000'



Tracts above the  
City figure

SOURCE: 1970: PHC(1)-189: P76 AND P77





Tracts above the  
City figure

SOURCE: 1970: PHC(1)-189: P76 AND P77



lowest percentages of high school graduates were located predominantly in north side and central area tracts.

People Over 25 With No School Years Completed (Exhibit I-64)

In 1970, only 1.1% of Alamedans fell within this category; however, there were some significant concentrations of people with no formal schooling, by area. The greatest concentration of such people occurred in Tract 4286, an area otherwise characterized by high educational achievement. The census is of no assistance in isolating the specific group or groups responsible for this peculiarity. The next highest tract was 4273, at 2.7%, a fact consistent with the other indicators of education for this area. Finally, it is interesting to note that two of the east end tracts with large proportions of people 65 and over (4281 and 4282) also have above average proportions of people with no formal schooling.

Craftsmen, Clerical and Service Workers (Exhibit I-65)

As a percentage of the total employed work force, these three groups constituted 53.2% of the labor force in 1970. As already noted, these jobs are generally regarded as the lowest paying categories. These groups were most heavily concentrated in and adjacent to the Naval Air Station and in a line of central area tracts (4278, 4279 and 4280). The areas with the lowest percen-

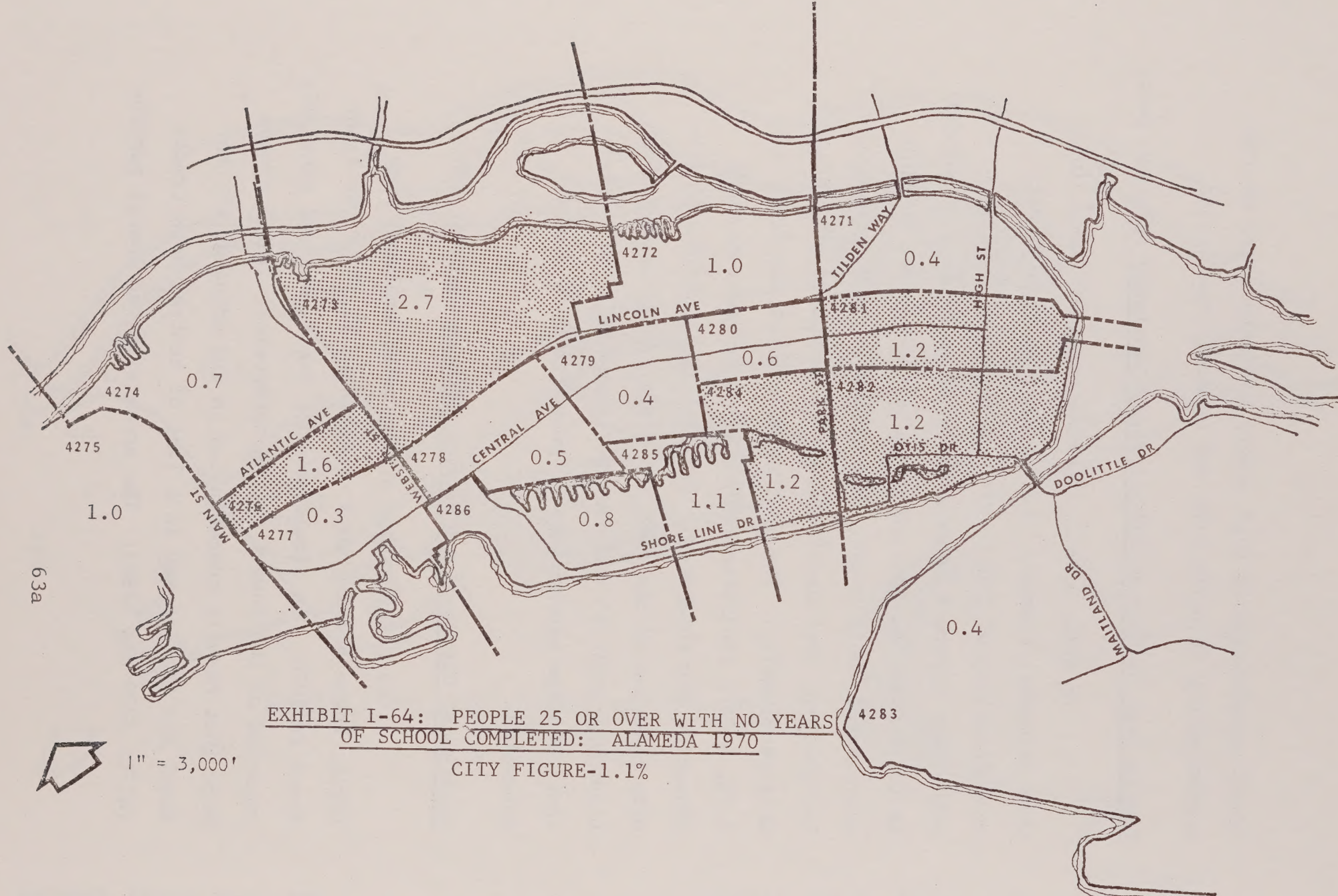


EXHIBIT I-64: PEOPLE 25 OR OVER WITH NO YEARS  
OF SCHOOL COMPLETED: ALAMEDA 1970

CITY FIGURE-1.1%



1" = 3,000'



Tracts above the  
City figure

SOURCE: 1970: PHC(1)-189: P76 AND P77



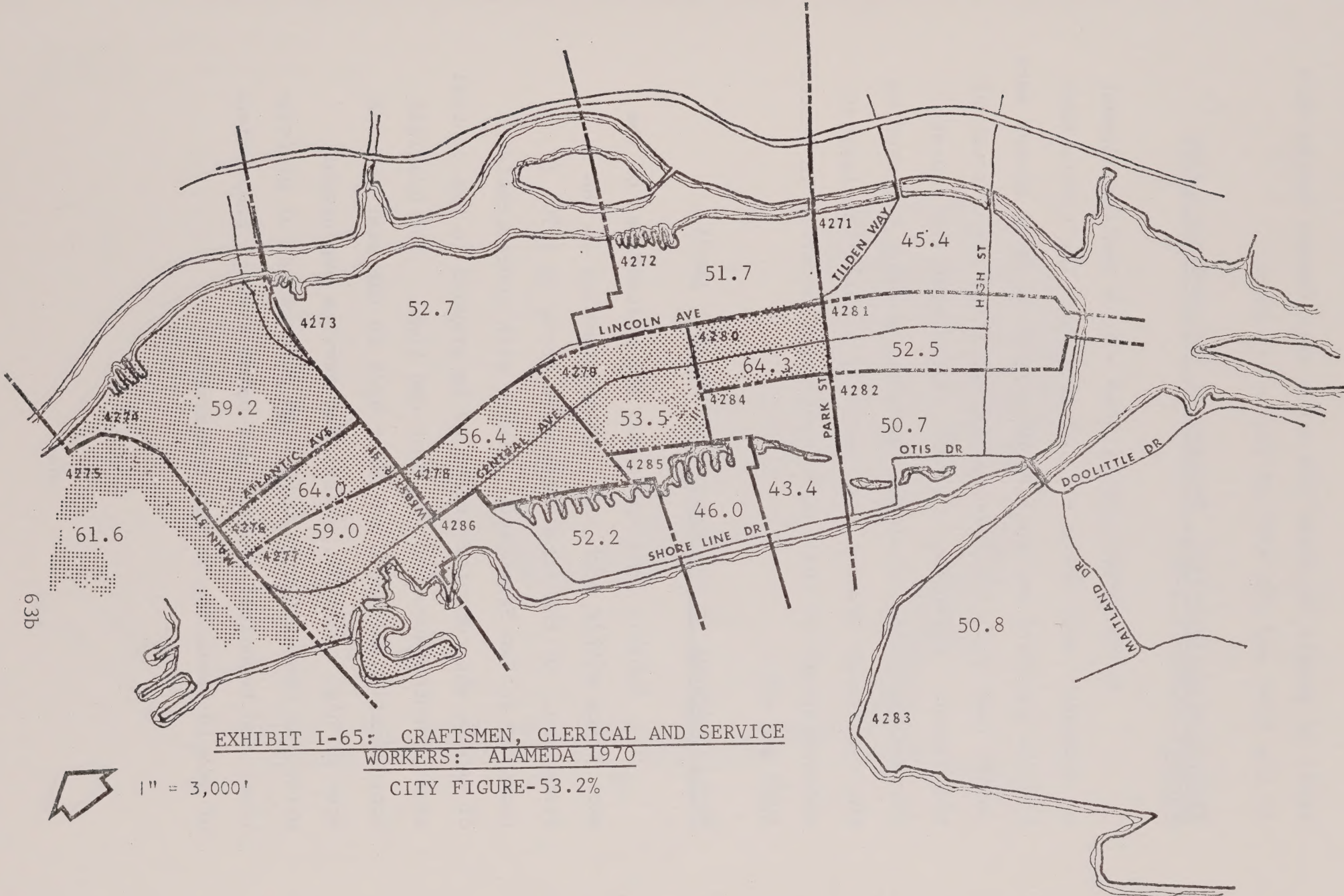


EXHIBIT I-65: CRAFTSMEN, CLERICAL AND SERVICE WORKERS: ALAMEDA 1970

CITY FIGURE-53.2%

1" = 3,000'

SOURCE: 1970: PHC(1)-189: P148 AND P149



Tracts above the City figure

tages of people in these job areas were Census Tracts 4271 in the east end and 4284 on the south shore.

Professional/Technical, Managerial and Administrative Workers (Exhibit I-66)

These groups constituted a much smaller element of Alameda's work force - 23.8% in 1970. The tracts that had the greatest percentages of people in these groups were in the east end, Bay Farm Island and those areas south of the lagoon. Excluding the NAS, tracts with the lowest percentages of professional/technical workers occurred on the north side (Tracts 4272 and 4273), while the largest concentrations of this employment group occurred in Tracts 4285 and 4271.

People Working in San Francisco (Exhibit I-67)

Exhibit I-67 indicates the percentages of the work force within each tract which commuted to San Francisco. Of the total City work force in 1970, 12.4% commuted to San Francisco. Tracts with concentrations of people who commuted tended to be grouped in the central areas, south shore and one west end tract. The heaviest concentration occurred in Tract 4276 in the west end, an area of high clerical, sales, and service employment, while the census tracts with high percentages of professional and technical workers had below average proportions of people commuting to San Francisco.



64a

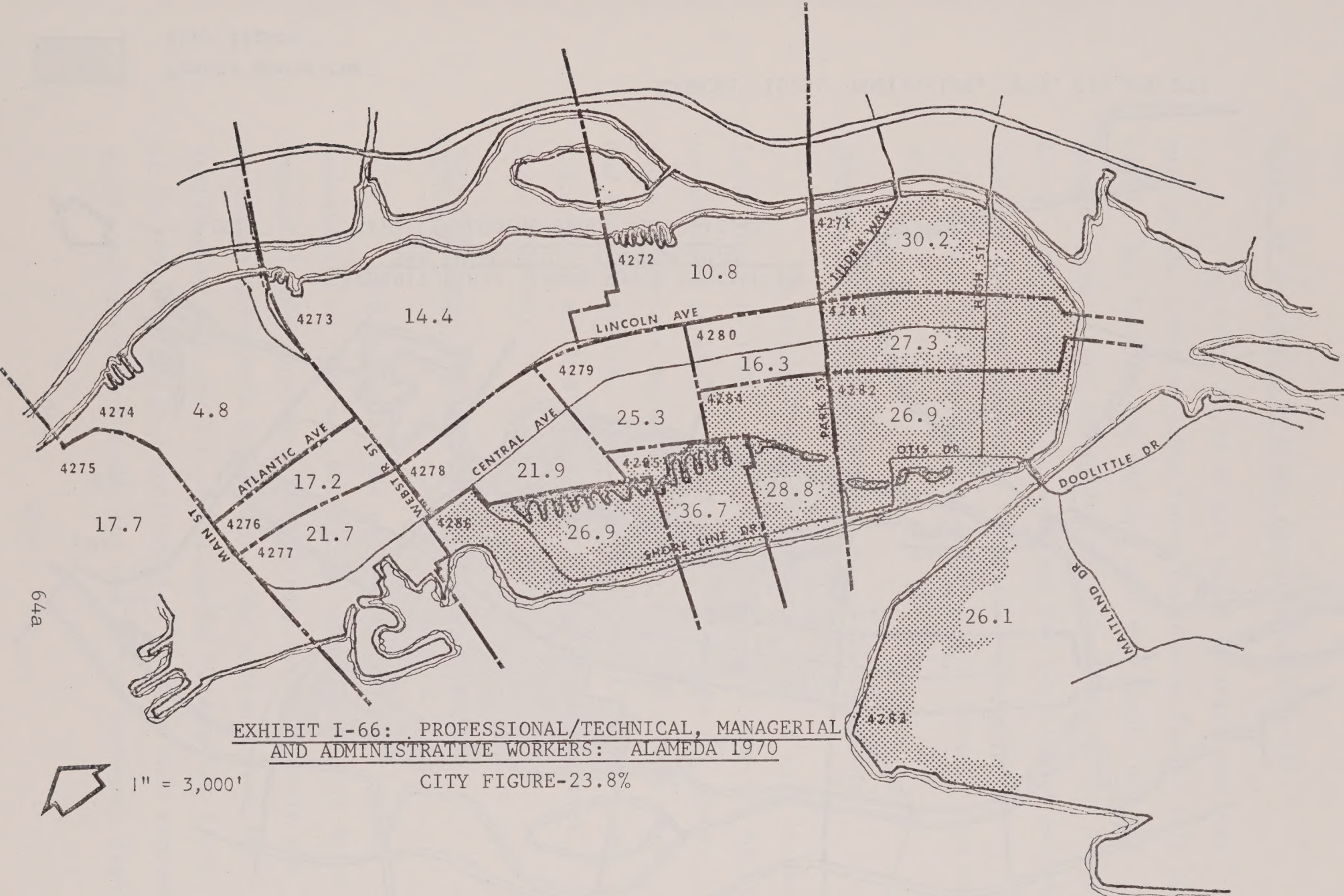


EXHIBIT I-66: PROFESSIONAL/TECHNICAL, MANAGERIAL  
AND ADMINISTRATIVE WORKERS: ALAMEDA 1970

CITY FIGURE-23.8%



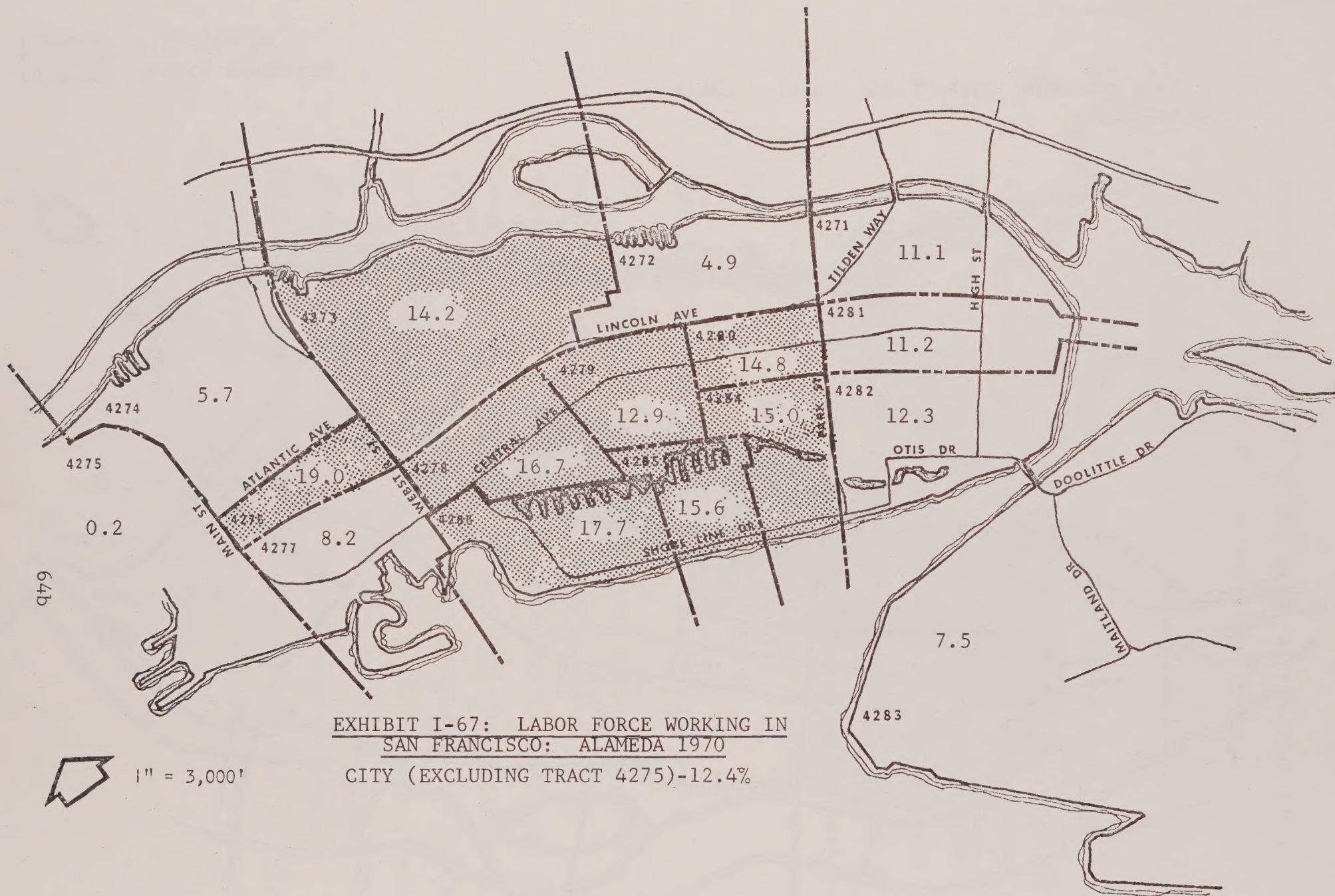
1" = 3,000'



Tracts above the  
City figure

SOURCE: 1970: PHC(1)-189: P148 AND P149







Males, 16 and Over, In Labor Force (Exhibit I-68)

In 1970, 82.8% of all males 16 years and over were in the civilian labor force (excluding Tracts 4274 and 4275). Bay Farm Island and the east end tracts had the largest proportions of working males in the civilian labor force. The north side and west end had the biggest percentages of military employees by tract, with Census Tract 4272 having the largest proportion of any civilian area of the City.

Females, 16 and Over, In Labor Force (Exhibit I-69)

In Alameda, 45.3% of females over 16 were in the labor force in 1970. Typically, the tracts with the highest percentages of women in the labor force were the tracts south of Lincoln Avenue (4277-4280 and 4282-4286); they had between 45-51%. Tracts to the north (4271-4276 and Tract 4281) all had fewer females over 16 in the work force (39-43%).

Median Income, Families and Unrelated Individuals (Exhibit I-70)

The median income of families and unrelated individuals in 1970 was \$6,973, an aggregate figure which concealed some substantial variations between family and unrelated individual households. The median income for families in 1970 was \$10,674, compared to a median figure of \$3,199 for unrelated individuals. Despite this considerable variation in income, the use of the aggregate figure



EXHIBIT I-68: MALES 16+ IN CIVILIAN LABOR FORCE:  
ALAMEDA 1970



1" = 3,000'

CITY FIGURE (EXCLUDING TRACTS 4274 AND  
4275)-82.8%



Tracts above the  
City figure

SOURCE: 1970: PHC(1)-189: P145, P148, AND P149





EXHIBIT I-69: FEMALES 16+ IN LABOR FORCE:  
ALAMEDA 1970



1" = 3,000'

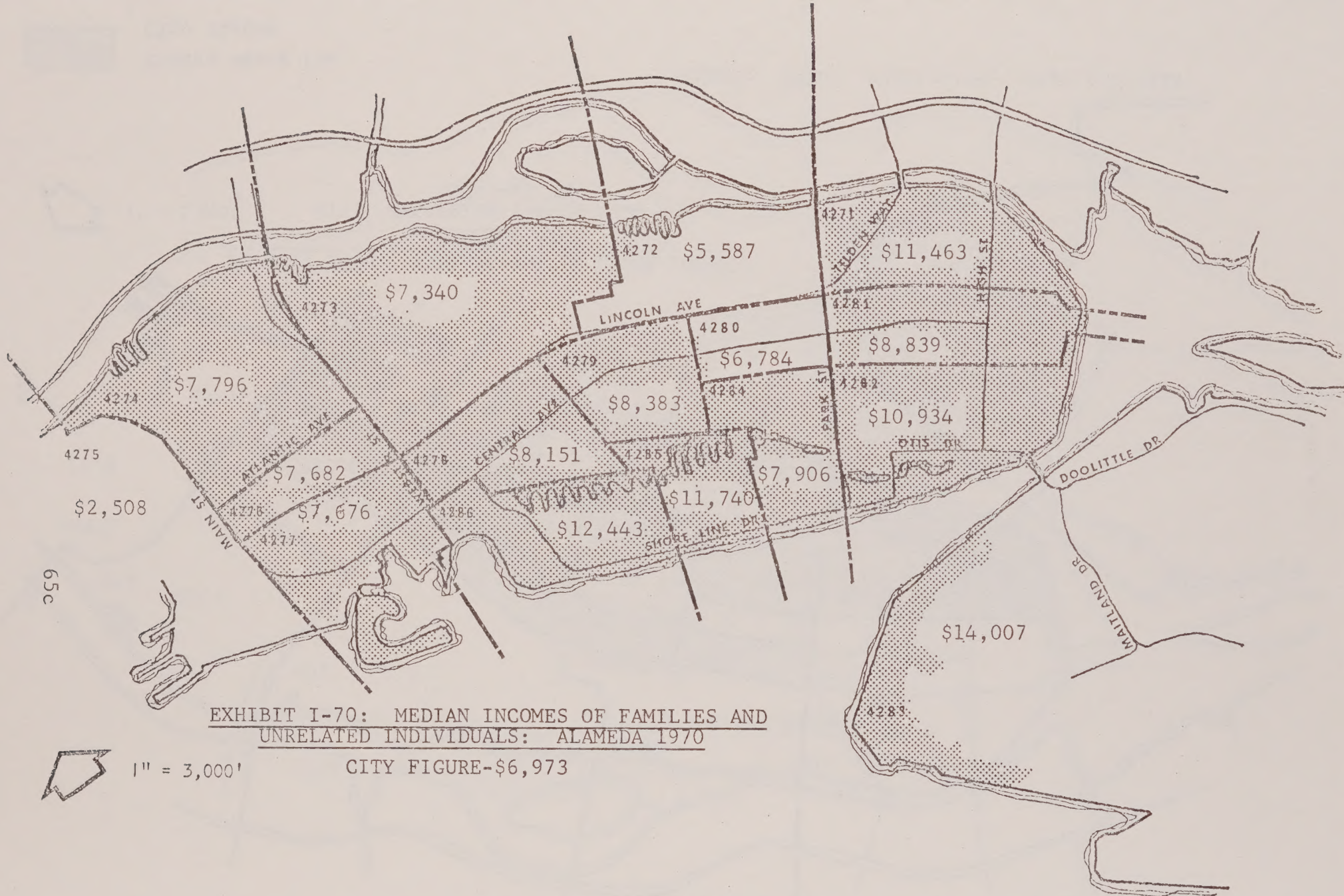
CITY (EXCLUDING TRACTS 4274 AND  
4275)-45.3%



Tracts above the  
City figure

SOURCE: 1970: PHC(1)-189: P148 AND P149





Tracts above the  
City figure

SOURCE: 1970: PHC(1)-189: P220 AND P221



gives some impression of the median for all people employed. Only two census tracts (4272 and 4280) were below the City median on this characteristic. The remainder ranged from a low of \$7,340 in Tract 4273, to a peak of \$14,007 on Bay Farm Island. The highest income areas were located in the east end, Bay Farm Island and the area south of the lagoon. The lowest income areas were located on the north side and extended down through the census tracts immediately west of Park Street (4280 and 4284).

#### Poverty Level (Exhibits I-71 and I-72)

In 1970, 8.9% of the families in Alameda were below the poverty level defined by the census.\* For households, the poverty figure rose to 11.0%, and for unrelated individuals to 18.9%. A large proportion of Naval personnel fell below the income benchmark used to determine poverty status, as Exhibit I-71 indicates. Excluding the NAS tracts, the only tract which had a large concentration of families in poverty was 4273, with 10.1% of all the families in poverty in the City. This is a relatively small percentage of the people in poverty, when it is considered that the majority of the Alameda Housing Authority's properties fall within this tract. When this Exhibit is compared with the distribution

\* The poverty threshold for a family of four was \$3,743 in 1969.



SOURCE: 1970: PHC(1)-189: P217, P220 AND P221



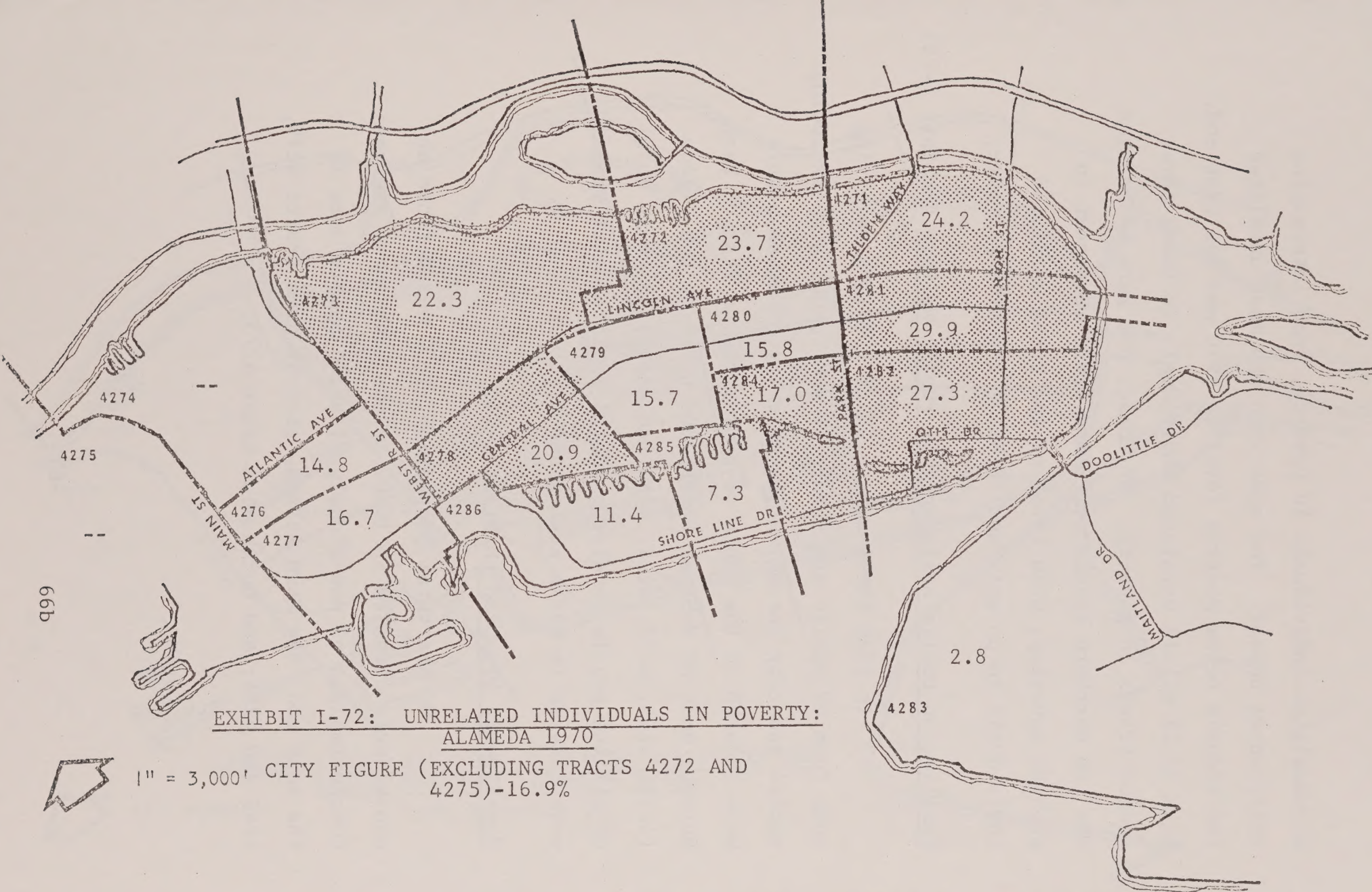


EXHIBIT I-72: UNRELATED INDIVIDUALS IN POVERTY:  
ALAMEDA 1970



1" = 3,000' CITY FIGURE (EXCLUDING TRACTS 4272 AND 4275)-16.9%



Tracts above the  
City figure

SOURCE: 1970: PHC(1)-189: P217, P220 AND P221

of unrelated individuals in poverty, some interesting differences appear. The area with the most unrelated individuals below poverty level in 1970 was the east end, with 32.2% of all unrelated individuals in those three census tracts in poverty. Of these, 50% were 65 or over. The two northern tracts (4272 and 4273) were next in problem severity, with 15.4% of the total unrelated individuals in poverty and 58.6% of these 65 and over.

Families on Public Assistance or Public Welfare (Exhibit I-73)

In 1970 there were 5.2% of families receiving some form of public assistance or public welfare (excluding social security income). The majority of these people were located in the block of census tracts west of Park Street, east of Webster Street and north of the lagoon (4272, 4273, 4278, 4279, 4280 and 4284); in fact, 63.5% of all the people receiving public assistance or welfare were located in these six census tracts.

Non-Elderly Disabled (Exhibit I-74)

Of the total population, 1.5% was defined as non-elderly disabled in 1970. Areas with above average concentrations of non-elderly disabled people were in the east end, Bay Farm Island, central area tracts 4279, 4280 and 4284; and north side tract 4273.



67a

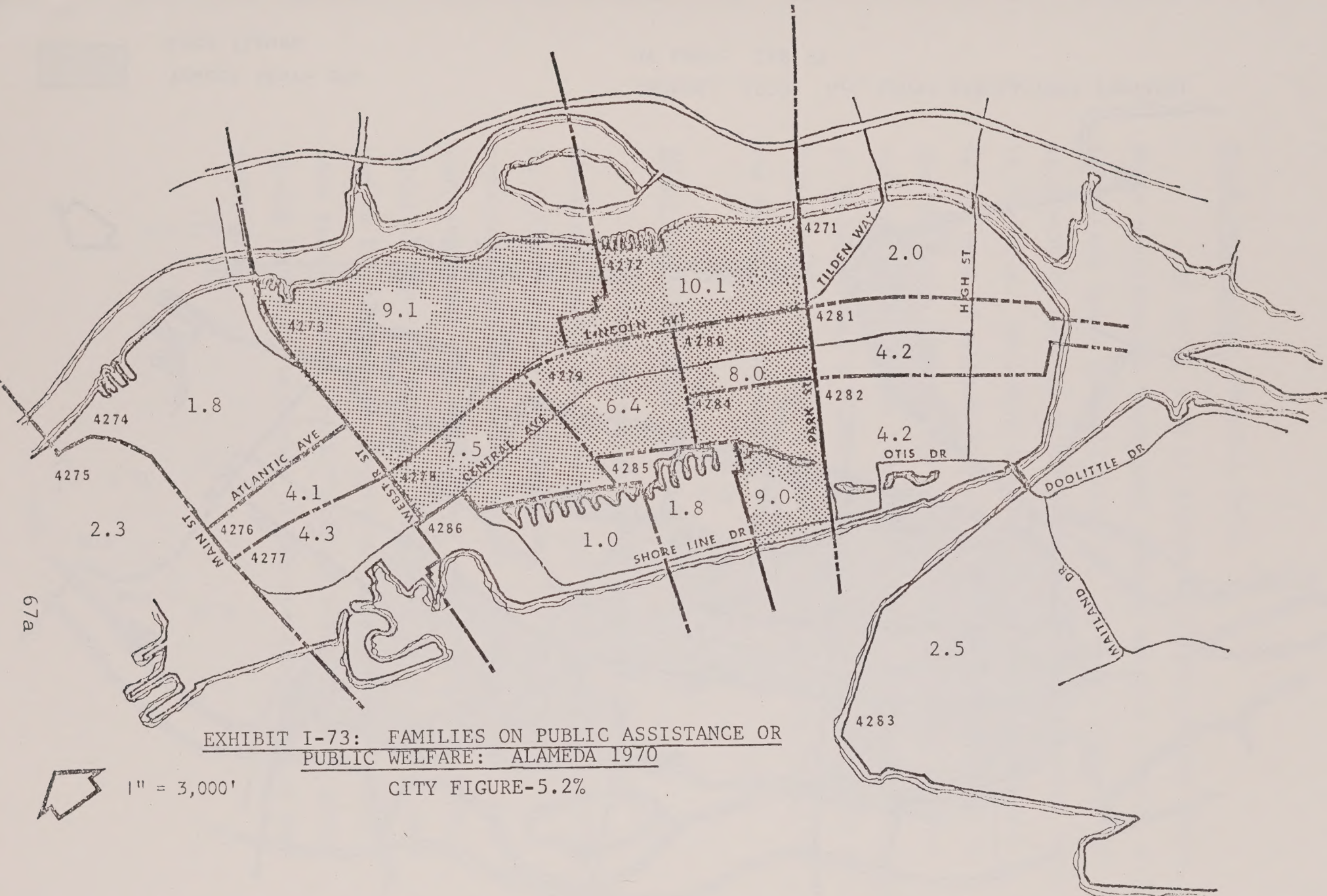


EXHIBIT I-73: FAMILIES ON PUBLIC ASSISTANCE OR  
PUBLIC WELFARE: ALAMEDA 1970

CITY FIGURE-5.2%



1" = 3,000'



Tracts above the  
City figure

SOURCE: 1970: PHC(1)-189: P220 AND P221



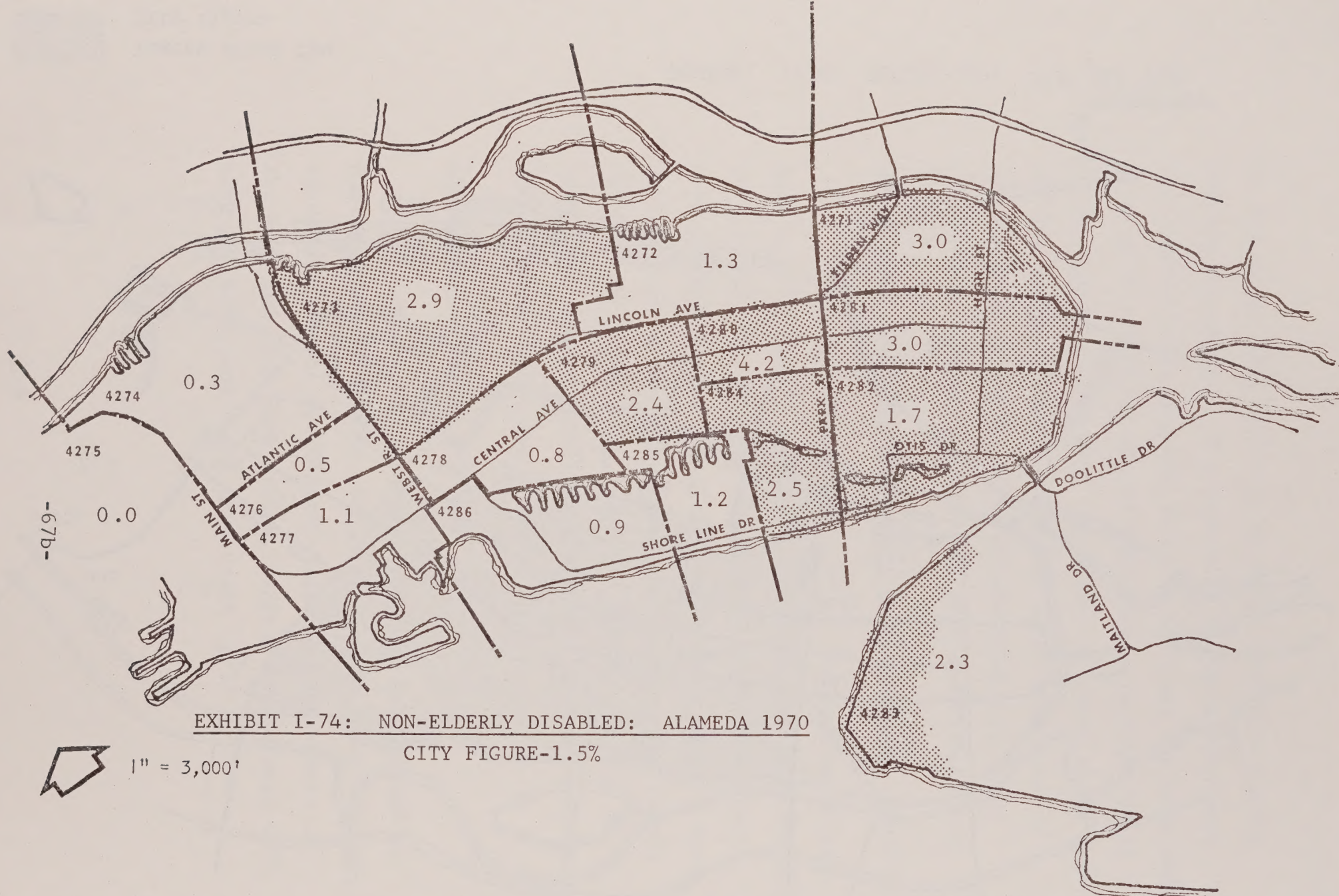


EXHIBIT I-74: NON-ELDERLY DISABLED: ALAMEDA 1970

CITY FIGURE-1.5%



1" = 3,000'



Tracts above the  
City figure

SOURCE: 1970: 4th COUNT TABULATIONS PROVIDED  
BY ABAG: TAB 52



### Black Population (Exhibit I-75)

In 1970, 2.6% of Alameda's population was Black. Their distribution throughout Alameda was most uneven, with relatively heavy concentrations in the north side and the area west of Webster Street, and almost none in other areas of the City. Excluding the NAS census tracts (4274 and 4275), most of Alameda's Black population was grouped in the two north side census tracts (4272 and 4273) and one west end tract (4276). In fact, these three tracts contained 49.7% of Alameda's Black population in 1970. No other non-Navy census tract had a Black population exceeding 1% of the total tract population in 1970.

### Other Specified Races (Exhibit I-76)

"Other Specified Races" includes Japanese, Filipinos, Hawaiians, Koreans and other Pacific Islanders. In 1970 the census estimated that 5.8% of Alameda's population was composed of "Other Specified Races" and indicated that they were highly concentrated in certain areas of the City. Census Tract 4286 in the south shore had by far the largest proportion of its population in this racial group, 18.9%. Other areas where this group tended to locate were west of Webster Street and on the north side.

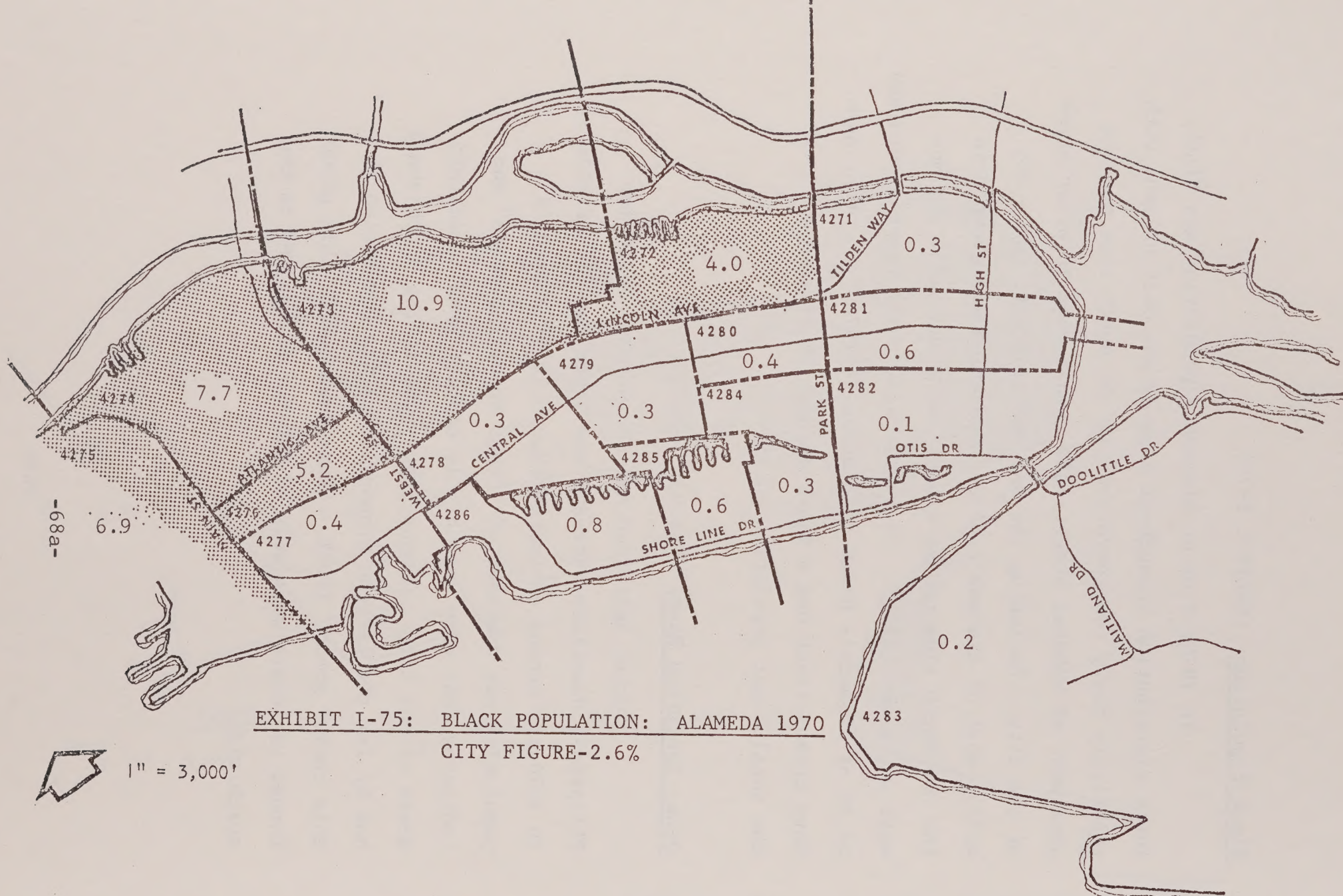


EXHIBIT I-75: BLACK POPULATION: ALAMEDA 1970  
CITY FIGURE-2.6%

1" = 3,000'

Tracts above the  
City figure

SOURCE: 1970: PHC(1)-189: P4 AND P5





EXHIBIT I-76: OTHER SPECIFIED RACES:\* ALAMEDA 1970

\*INCLUDES JAPANESE, CHINESE, FILIPINOS,  
HAWAIIANS, KOREANS, AND OTHER PACIFIC ISLANDERS  
CITY FIGURE-5.8%



Tracts above the  
City figure

SOURCE: 1970 CENSUS TABULATION #20,  
1st COUNT SUMMARY TAPES, COUNT OF  
PERSONS BY RACE



### Spanish Heritage People (Exhibits I-77 and I-78)

In 1970, 9.3% of the population was composed of persons of Spanish language and other persons of Spanish surname. Tracts with higher percentages of these people tended to be grouped on the north side, running through Tracts 4271 to 4273, 4276, 4278 and 4280. However, Spanish heritage people were also represented quite strongly in all areas of the City, the lowest figure occurring in Tract 4286 (the area with the highest percentage of "Other Specified Races").

Additional fourth count census tabulations provided by the Association of Bay Area Governments indicated that 5.1% of the households were of Spanish Heritage in 1970 and the map indicates that such households were located in the north side and central area tracts (4278 to 4280), the largest percentages occurring in Tracts 4276 (10.6%) in the west end and 4272 (9.3%) on the north side.\*

### Conclusion

This analysis of population characteristics by census tracts has indicated some significant concentrations of population factors. Some of these characteristics are

\* These fourth count housing tabulations refer to the Spanish Heritage population as Spanish-American. According to an ABAG representative, the two terms can be used interchangeably when discussing the Spanish language or Spanish surname groups.



69a

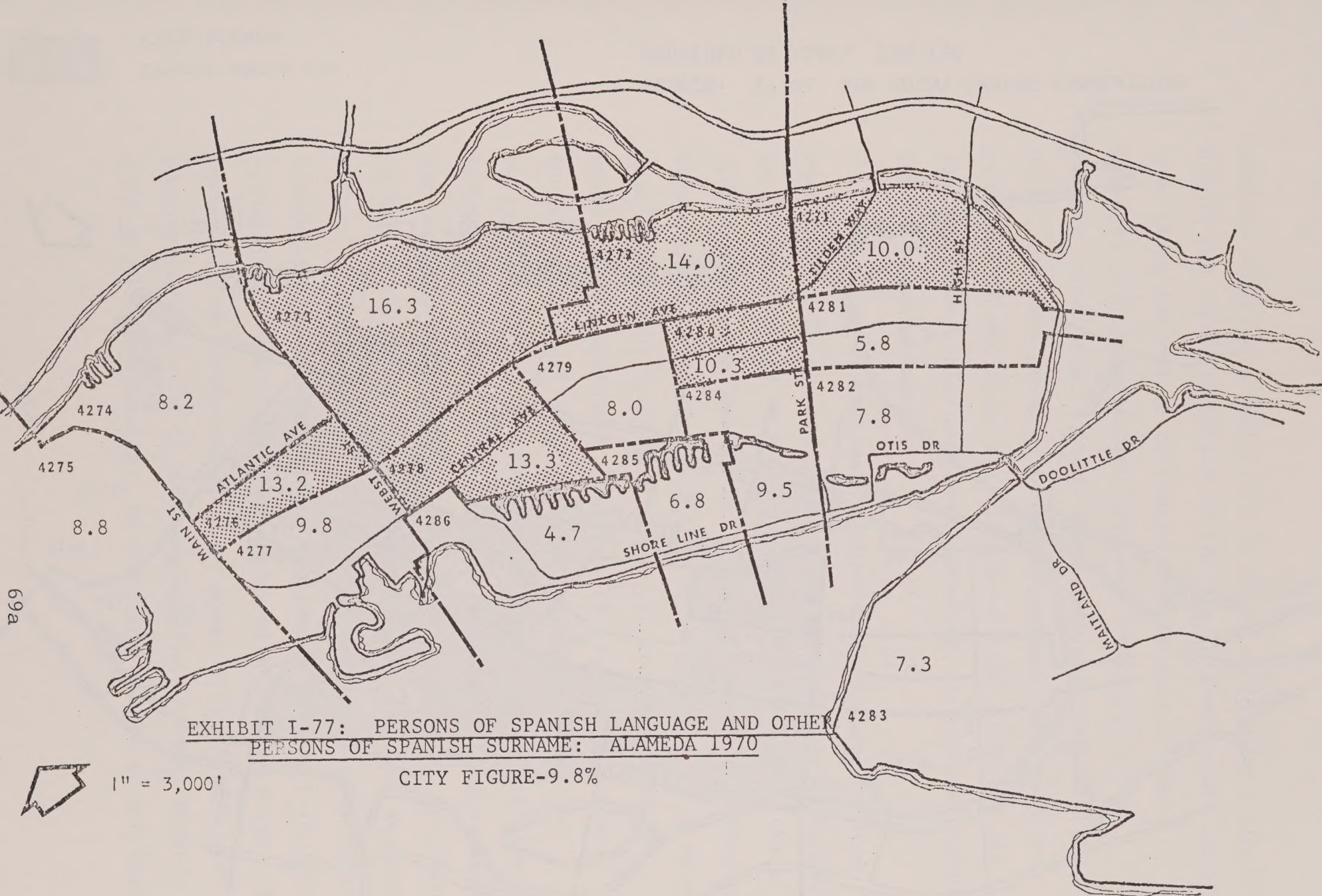


EXHIBIT I-77: PERSONS OF SPANISH LANGUAGE AND OTHER  
PERSONS OF SPANISH SURNAME: ALAMEDA 1970

CITY FIGURE-9.8%



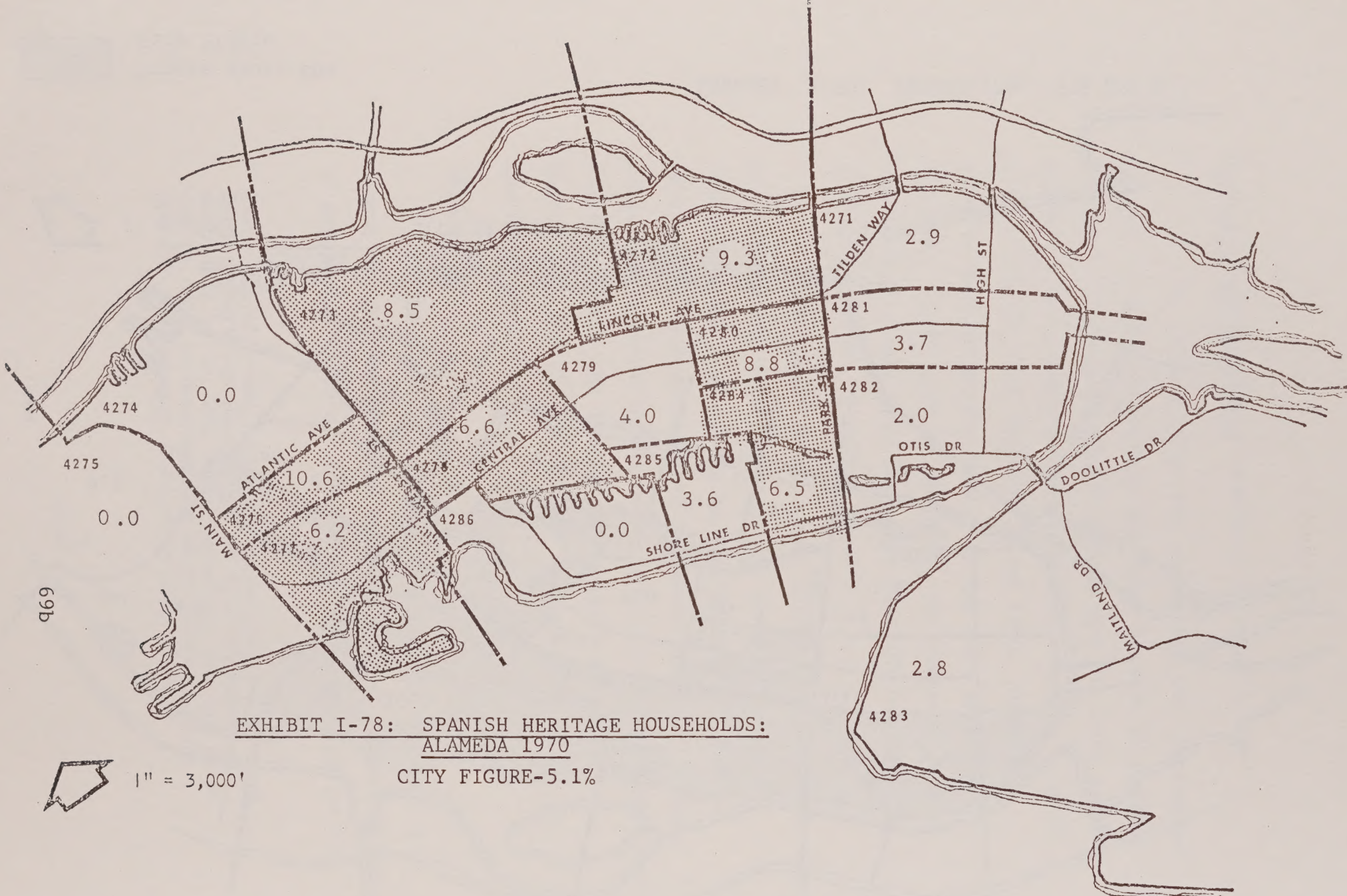
1" = 3,000'



Tracts above the  
City figure

SOURCE: 1970: PHC(1)-189: P76 AND P77







obvious short-term indicators of need, while others simply detail the characteristics of the City. Despite the fact that it is impossible to cross-tabulate many of these factors, the concentrations of need indicators within certain census tracts lend some support to the idea that, often, the same group of people experience more than one problem. In addition, certain census tracts exhibit the same characteristics and can, therefore, be grouped without too much generalization.

Some of the most prominent differences by area were related to age and life cycle. Single females tended to be concentrated in central and southern Alameda, while single males were located in central and southern areas and in one north side tract (4272). It is of interest to note that this census tract had a most typical male/female ratio - 57:43 against a City norm of 47:53. Even with the group quarters on Government Island excluded, the ratio only drops to 51:49. This fact, coupled with the large percentage of single males, indicates that this area was probably heavily occupied by Naval personnel, attached either to the Naval Air Station or the U. S. Naval Reserve Center. Concentrations of people 18 years and under were located in the northwest area of Alameda and Bay Farm Island, reflective of the young populations within these areas. The percentage of people in this age group in Tract 4274 was unnaturally high due to the congregation of Naval dependents in the base housing. By contrast, people 65 and over

were concentrated in the east end of the City and in some central areas. Husband/wife families were the dominant household unit in 1970, with the largest percentages grouped in the east end, Bay Farm Island and some central and southern areas. The corollary to this is that single parent families were located in the north side and some central areas.

Educational characteristics exhibited some of the tendencies already noted. Bay Farm Island, the east end, southern and some central areas all had more years of schooling and more high school graduates than the north side and some central areas. However, the distribution of people with no formal schooling was very different. The north side again had concentrations of people with little or no schooling but so did areas in the east end; and one south shore tract (4286) had the highest proportion of this characteristic, despite rating highly on all other educational indicators. This area (4286) had a peculiar male/female ratio, with a larger percentage of males to females than the City norm. It also had the largest proportion of people of "Other Specified Race" in the City. Whether these facts are causally related is not clear, but the probability that they are in some way associated is high.

Employment characteristics also tended to reflect the patterns already revealed. Craftsmen, sales, clerical, and service workers were located mainly in the west end of



Alameda and in central tracts; whereas, professional/technical workers were concentrated in the east end, Bay Farm Island, southern and some central areas. Few of those employed in 1970 worked in San Francisco (12.4%), but those that did tended to come from the areas with predominances of clerical, sales and service workers, rather than from areas dominated by professional/technical workers.

Incomes exhibited considerable variation by area, with the lowest incomes on the north side and highest incomes in southern areas, the east end and Bay Farm Island. The percentages of people in poverty also followed the same pattern, with the greatest concentrations on the north side, the least in the areas south of the lagoon. The Black population was heavily concentrated in the north side, particularly in Census Tract 4273; in fact, no tracts, other than those in the north side (4272, 4273, 4275 and 4276), had more than one percent of their population of this minority group. People of "Other Specified Races" showed a similar but more extensive distribution, having concentrations in Tracts 4283 and 4286, both high income areas. Spanish Heritage individuals tended to be concentrated in north side and central areas; however, in other areas of Alameda Spanish Heritage households had very different distributions. In 1970, Bay Farm Island had 7.3% of its population of Spanish language or Spanish surname, yet no Spanish Heritage households (i.e.,

where all household members are Spanish Heritage, or the head of the household is so defined).

Throughout this section the north side tracts (4272 and 4273) have consistently contained some of the most adverse demographic and economic conditions in the City, in terms of education, employment, income and minority concentrations. In contrast to this, the east end, Bay Farm Island and southern areas of the main island all had relatively few of these conditions and the central area tended to be transitional between the two.



## SECTION VI

### SPATIAL DISTRIBUTION OF HOUSING CHARACTERISTICS

#### Age of Housing (Exhibit I-79)

In 1970, the census estimated that there were 24,689 housing units in Alameda, 47.5% of which were built before 1939. When the age of housing in Alameda is analyzed by census tract, it is clear that there were two types of areas. First, there are the older established areas of the City, including the east end, north side, and central areas where the lowest percentages of houses built prior to 1939 was 48.8% in 1970. Second, there are the more recently developed tracts, including Bay Farm Island, the south shore fill and Tracts 4274, 4275 and 4276. The greatest concentration of old houses was located in Census Tract 4273 in the east end, and the newest houses on Bay Farm Island. There is no direct correlation between housing condition and the age of housing; however, older houses require increased maintenance and may become dilapidated very rapidly. Therefore, housing age can be used, with other factors, to assess the current or future condition of housing in an area.

#### Single-Unit and Multi-Unit Structures (Exhibit I-80)

In 1970, single and duplex units exceeded units in larger structures by a ratio of 52:48; however, the ratio varied greatly by tract. Tracts 4271 (in the east



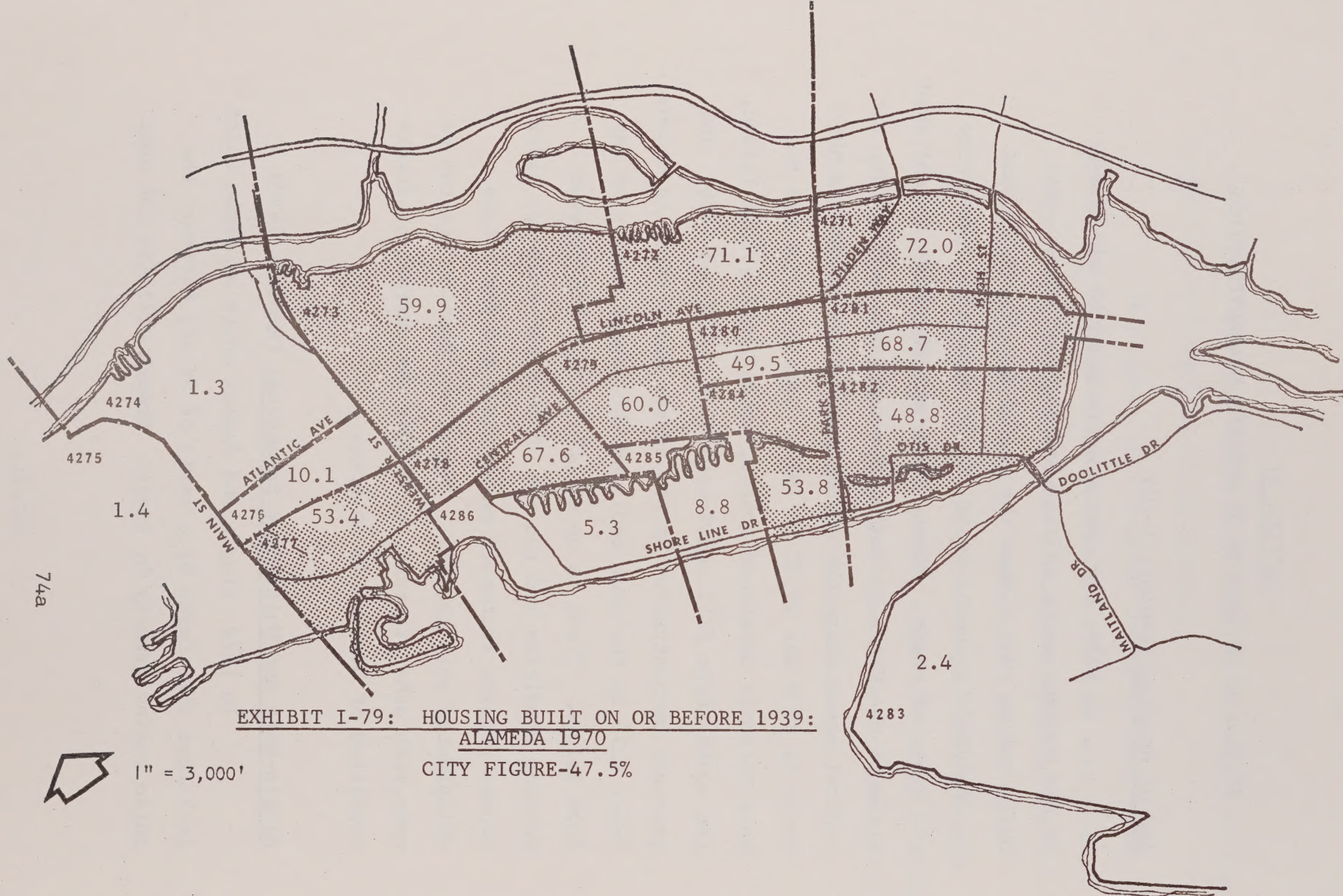
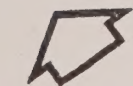


EXHIBIT I-79: HOUSING BUILT ON OR BEFORE 1939:  
ALAMEDA 1970

CITY FIGURE-47.5%



1" = 3,000'



Tracts above the  
City figure

SOURCE: 1970: PHC(1)-189: H76 AND H77



74b

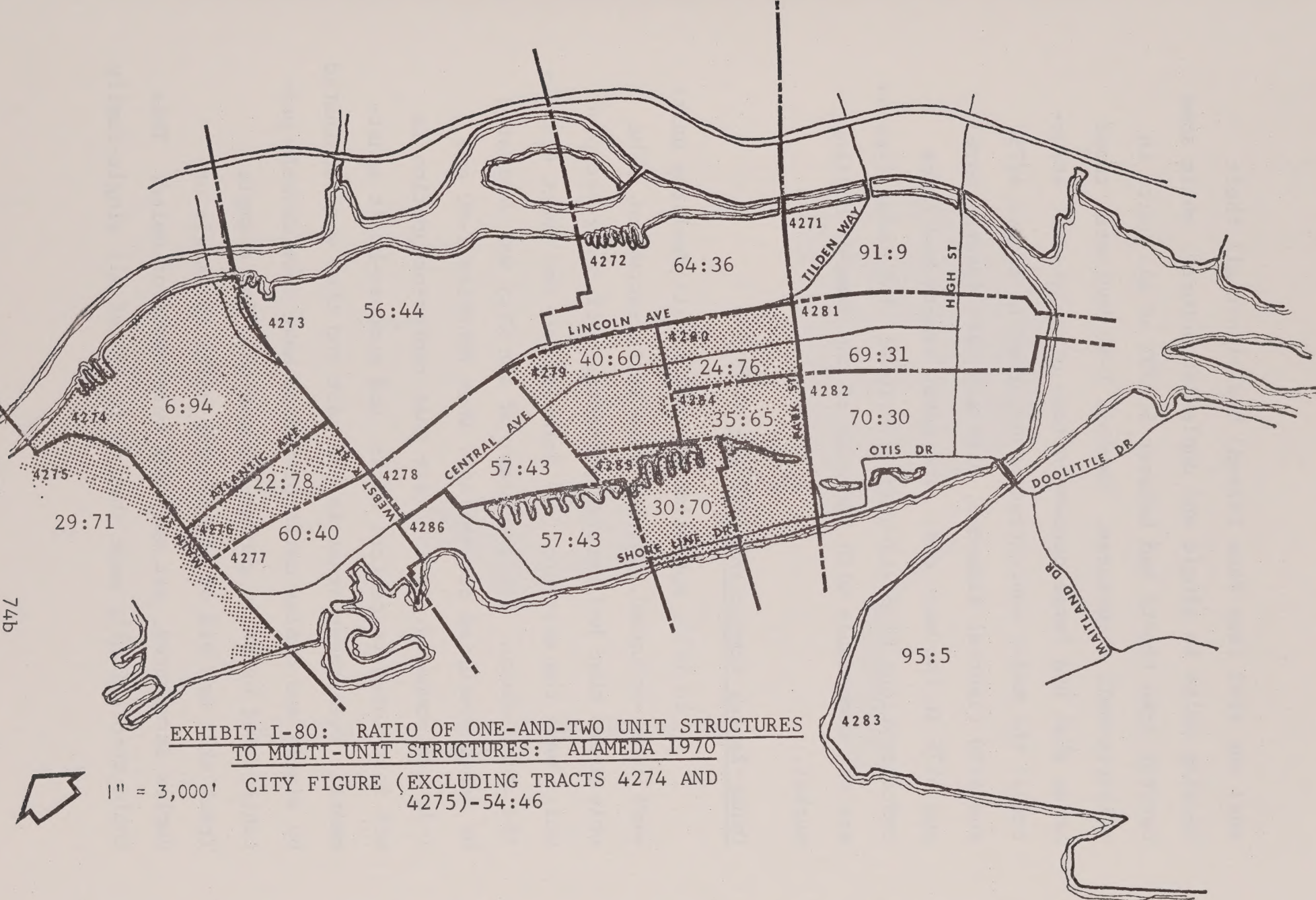


EXHIBIT I-80: RATIO OF ONE-AND-TWO UNIT STRUCTURES  
TO MULTI-UNIT STRUCTURES: ALAMEDA 1970



1" = 3,000' CITY FIGURE (EXCLUDING TRACTS 4274 AND  
4275)-54:46



Tracts above the  
City figure for multi-unit structures

SOURCE: 1970: PHC(1)-189: H76 AND H77



end) and 4283 (Bay Farm Island) had almost all their housing units in single and duplex structures, while some central area tracts had between 60-75% of all units in multiple-unit structures. Exhibit I-80 indicates those areas that had large concentrations of multi-unit structures; the major concentration occurred in Tracts 4279 and 4280 (central Alameda), 4284 and 4285 (south shore), and 4276 in the west end. The Naval tracts had large concentrations of multi-unit structures, but these figures are not comparable with the rest of the Alameda housing market.

#### Owner-Renter Comparison (Exhibit I-81)

In 1970, approximately 40% of all dwelling units were owner-occupied, and 60% were renter-occupied. The only areas that had greater percentages of owner-occupied units were the east end, Bay Farm Island, and Tract 4286 in the south shore. The remainder of the City was dominated by renter-occupied properties. When Exhibits I-80 and I-81 are compared, it is clear that renter-occupation is not restricted to central areas and purpose-built apartments. Even those areas in the east end that were dominated by single and duplex units proved to have considerable percentages of units in renter-occupation. For example, Tract 4271 had 91% of all housing units in single or duplex structures, yet only 73% were owner-occupied. This could theoretically mean that up to 18% of all single-family



75a

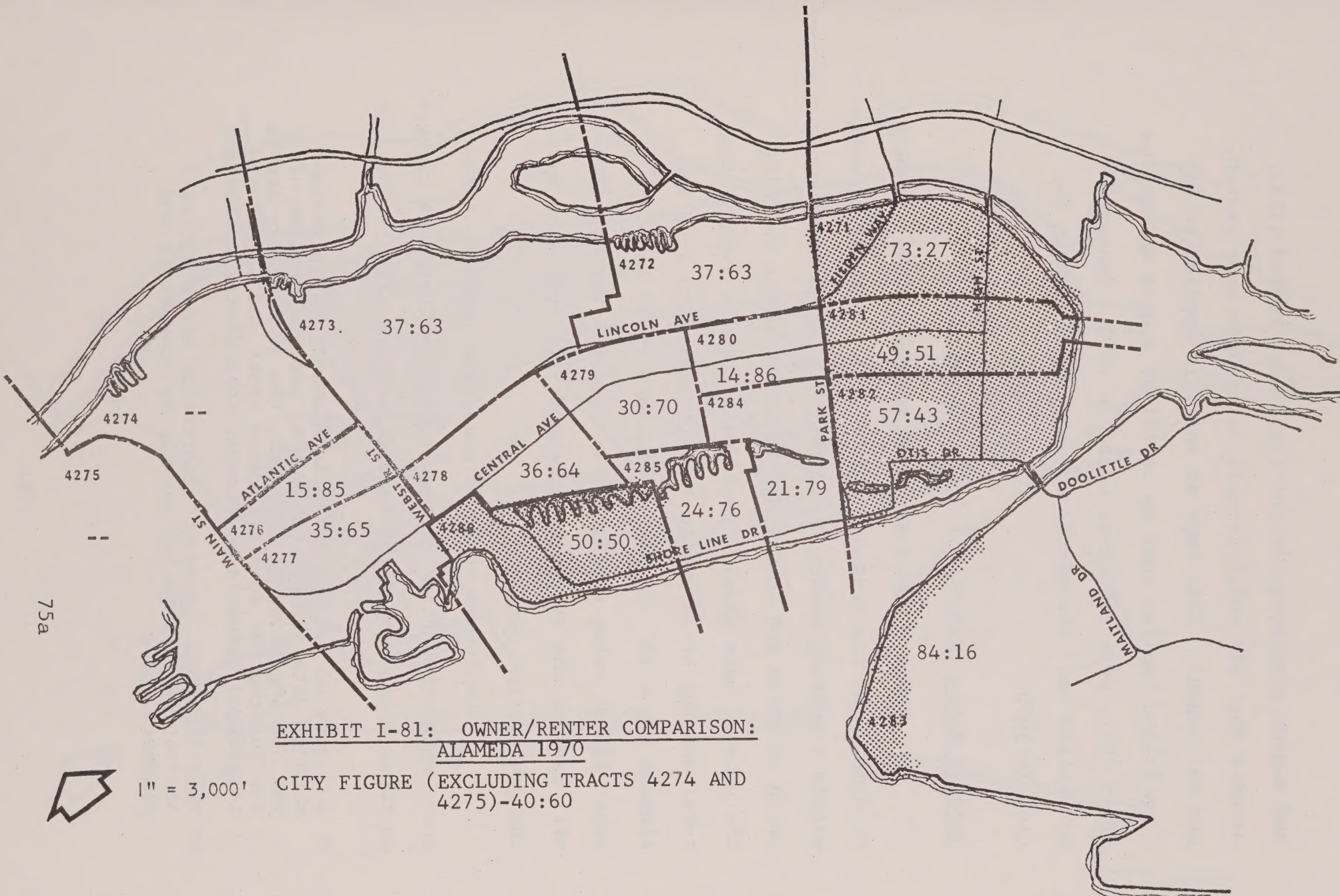


EXHIBIT I-81: OWNER/RENTER COMPARISON:  
ALAMEDA 1970



1" = 3,000' CITY FIGURE (EXCLUDING TRACTS 4274 AND 4275)-40:60



Tracts above the  
City figure (of owner-occupied units)

SOURCE: 1970: PHC(1)-189: H4 AND H5

and duplex structures in the tract were rented (this assumes that all multiple-unit structures were rented, and not owned). This type of analysis applied to Bay Farm Island implies that up to 11% of single and duplex units there were renter-occupied in 1970. Renter-occupation was, therefore, ubiquitous throughout the City in 1970.

#### Vacancy Rates (Exhibits I-82, I-83 and I-84)

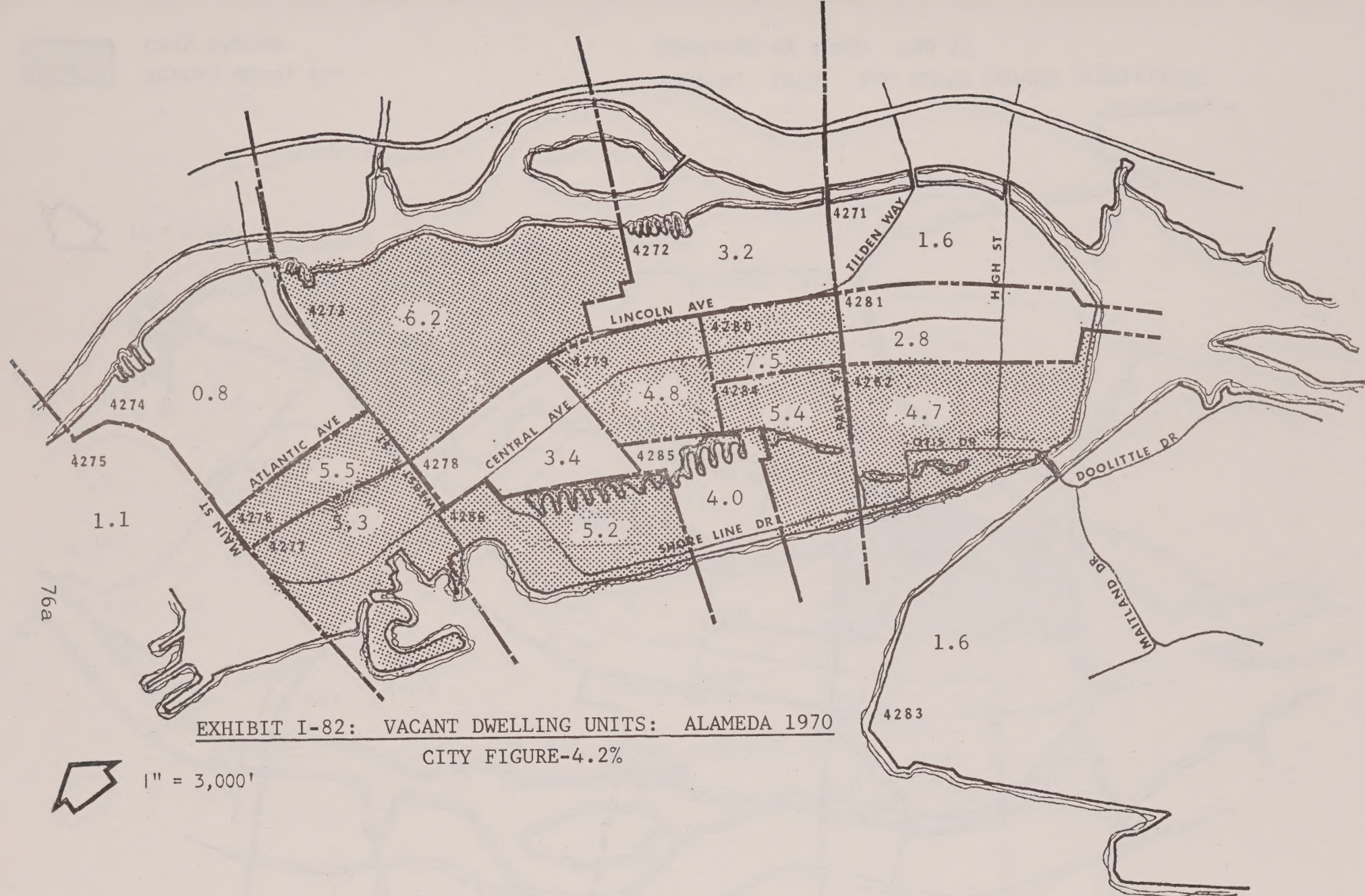
Vacancy rates are used to measure the strength of demand and the response in the supply of housing units within a housing market.\* If there is adequate space in which to build and enough demand to encourage building, the vacancy rate should ideally lie between 4-6% of the total housing stock.\*\* In 1970, the vacancy rate for Alameda was 4.2%. In tracts that are fully built-up, other things being equal, the size of the vacancy rate will measure the strength of demand; the lower the rate, the greater the demand.

The lowest vacancy rates were found in those areas with substantial owner-occupied sectors, the highest in those areas with large renter-occupied sectors.

\* A survey of vacancy rates in Alameda, using postal vacancy data, is the subject of another section of the Housing Element. However, the 1970 Census breaks the information down by census tract and it was considered valuable to discuss this distribution here.

\*\* This figure is based on theoretical and empirical studies of the housing market, by economists and planners.





76a



Tracts above the  
City figure

SOURCE: 1970: 4th COUNT TABULATIONS  
PROVIDED BY ABAG: TAB 35



76b



EXHIBIT I-83: VACANT FOR SALE UNITS: ALAMEDA 1970  
CITY FIGURE-0.8%

1" = 3,000'



Tracts above the  
City figure

SOURCE: 1970: 4th COUNT CENSUS TABULATIONS  
PROVIDED BY ABAG: TAB 35



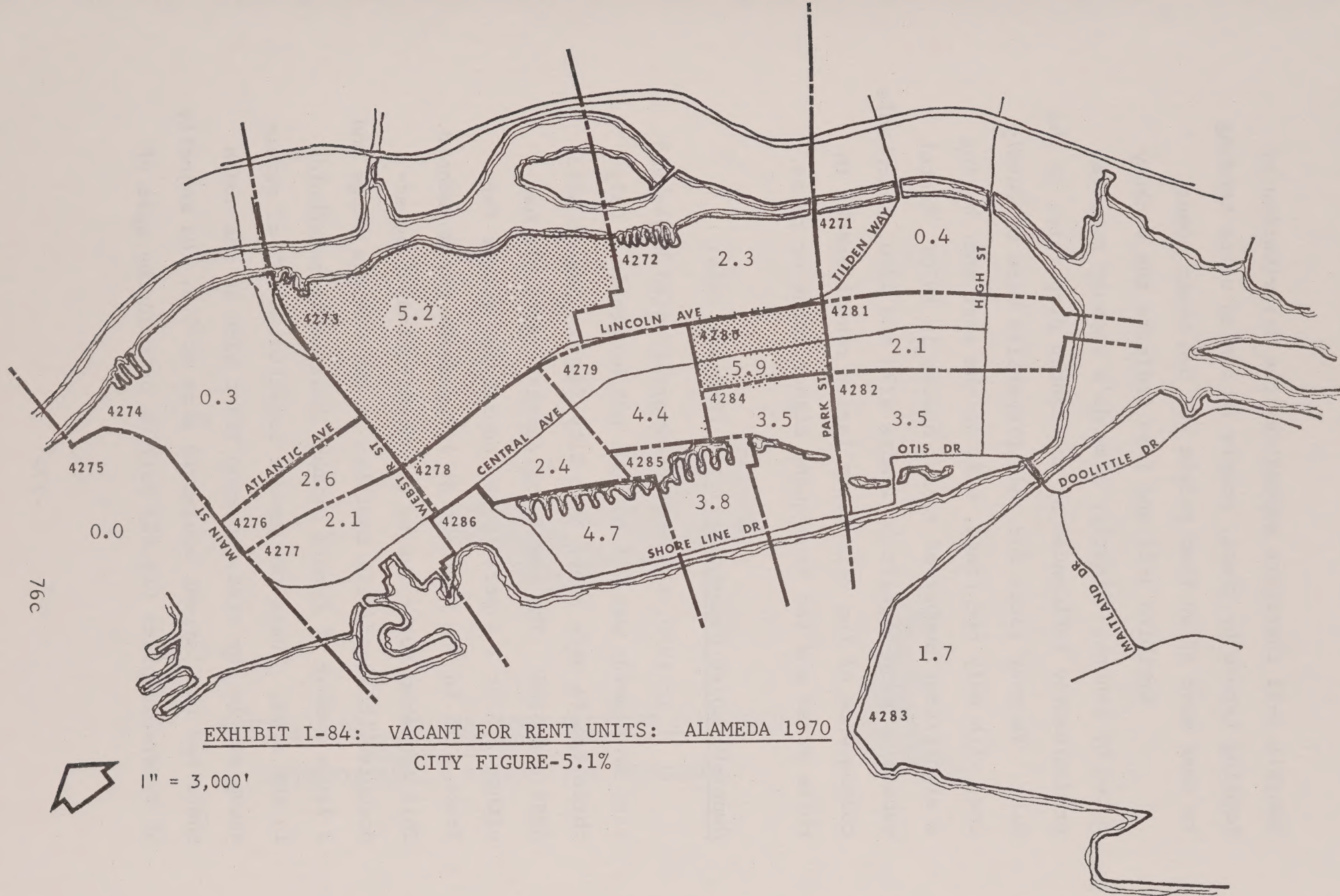


EXHIBIT I-84: VACANT FOR RENT UNITS: ALAMEDA 1970  
CITY FIGURE-5.1%

1" = 3,000'



Tracts above the  
City figure

SOURCE: 1970: 4th COUNT TABULATIONS  
PROVIDED BY ABAG: TAB 35

Exhibit I-82 therefore emphasizes the distribution of housing tenure by tract, people in rented units tending to move more often than people who own their homes.

Exhibits I-83 and I-84 indicate the vacancy rates by tenure. Clearly, Alameda's vacancy rate was predominantly influenced by the rented properties in the City. Vacancy rates for sale properties were uniformly low, with only one tract, 4282 in the east end, having a significant number of vacant houses in 1970. Rental vacancies were highest in Tracts 4273 and 4280, a probable consequence of the relatively larger rental stocks in these areas and the consequent higher turnover rates.

#### Owner-Occupied Household Sizes (Exhibit I-85)

In 1970, the median owner-occupied household size in Alameda was 2.4 persons per household. Only three tracts were above this City figure, Tracts 4283, 4285 and 4286. The remaining census tracts all had either 2.3 or 2.4 persons per household, except for Tract 4276 in the west end at 1.9 persons per household. This appeared to be due to a concentration of owner-occupied, husband/wife families in the 45+ age range and a large number of female primary individual households in the area. These two groups constituted 70% of owner-occupiers in the area. Census Tract 4286 on the south shore had the largest household size at 3.3, the majority of owner-occupiers (72.8%) falling between the ages of



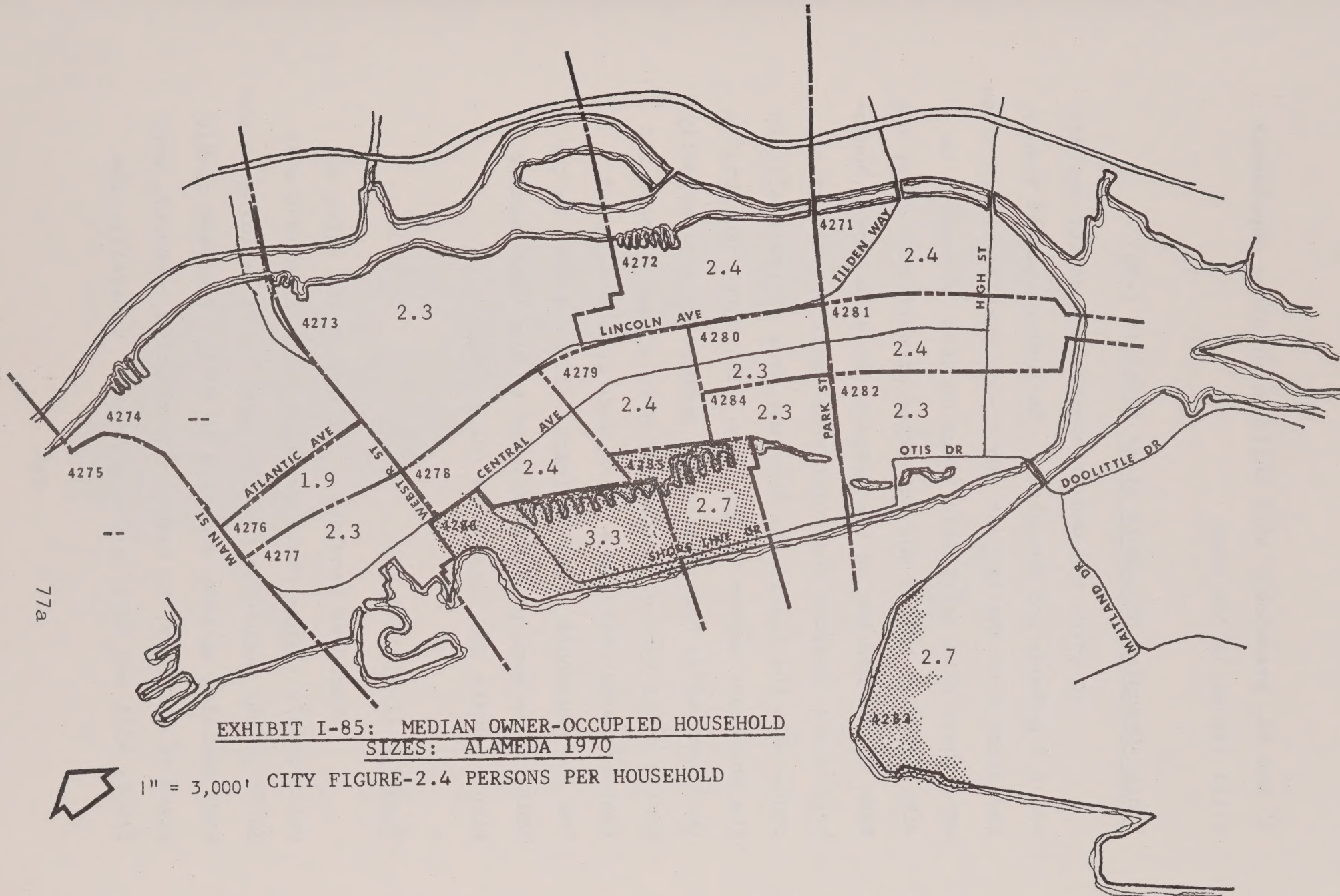


EXHIBIT I-85: MEDIAN OWNER-OCCUPIED HOUSEHOLD SIZES: ALAMEDA 1970

1" = 3,000' CITY FIGURE-2.4 PERSONS PER HOUSEHOLD



Tracts above the City figure

SOURCE: 1970: PHC(1)-189: H4 AND H5

35 and 64, presumably with children or other dependents still living in the home.

#### Renter-Occupied Household Sizes (Exhibit I-86)

In 1970, the median household size for renters was 2.2 persons per household. Excluding the NAS tracts, the areas with the largest renter-occupied household sizes were those with relatively large numbers of renters in single-family houses and converted properties. Thus, Bay Farm Island had one of the largest renter-occupied household sizes, despite the relatively small percentage of renters in the tract; the same was true of Tract 4271 in the northeast corner of the City. The north side tracts (4272 and 4273) had substantial numbers of single-family houses - the type of units that have adequate space for families with children - which were renter-occupied. The low household sizes in Tracts 4285 and 4286 on the south shore were probably related to the large number of single adults who located in these areas.

#### Turnover (Exhibit I-87)

Turnover provides a measure of the rates at which people change their dwelling units. In 1970 only 34.5% of the people in the City were still residing in the same dwelling as they occupied in 1965. The most stable areas of the City, in terms of population turnover, were Tracts 4271 and 4281 in the east end. Generally, the



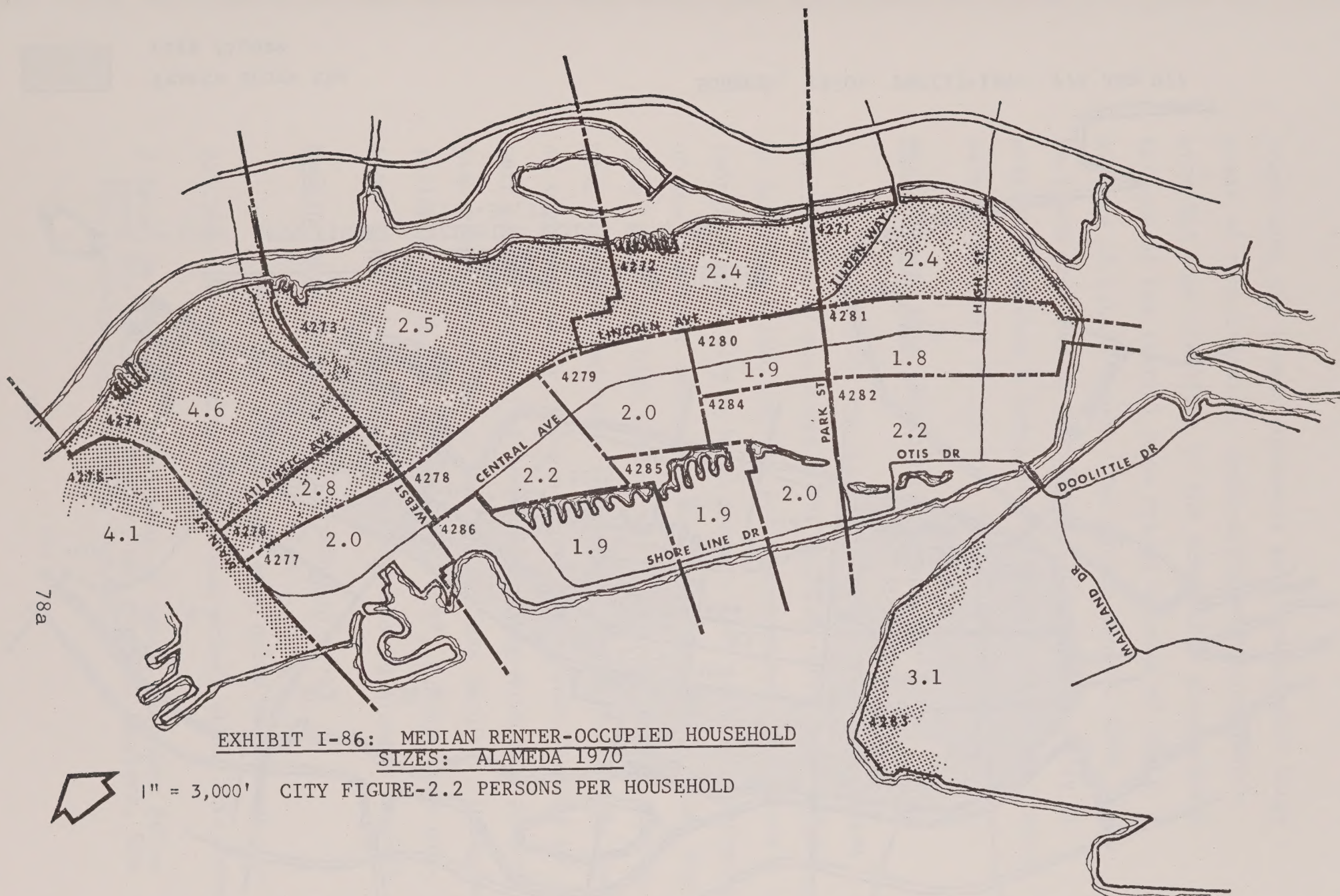


EXHIBIT I-86: MEDIAN RENTER-OCCUPIED HOUSEHOLD  
SIZES: ALAMEDA 1970



1" = 3,000' CITY FIGURE-2.2 PERSONS PER HOUSEHOLD



Tracts above the  
City figure

SOURCE: 1970: PHC(1)-189: H4 AND H5



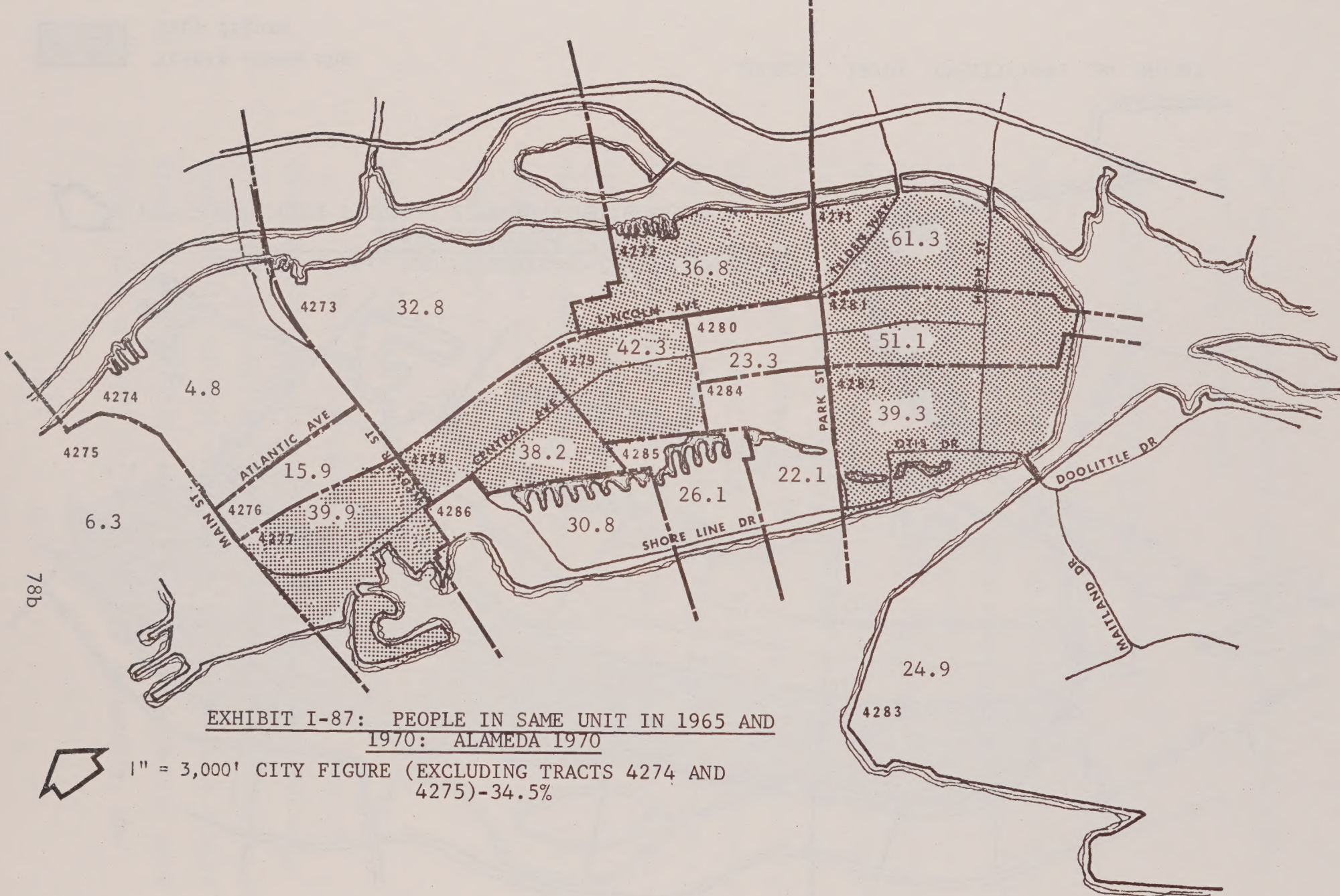


EXHIBIT I-87: PEOPLE IN SAME UNIT IN 1965 AND  
1970: ALAMEDA 1970



1" = 3,000' CITY FIGURE (EXCLUDING TRACTS 4274 AND  
4275)-34.5%



Tracts above the  
City figure

SOURCE: 1970: PHC(1)-189: P76 AND P77



areas with the lowest turnovers were tracts with large areas of single-family, owner-occupied housing which provided some stability to the area; this also applied to some of the central area tracts because of their mixture of tenure types. Two census tracts, 4276 in the west end and 4283 on Bay Farm Island, cannot really be evaluated because a large proportion of the housing units were constructed during the 1965-70 period.

#### Median Gross Rent (Exhibits I-88 and I-89)

In 1970, the median gross rent for all rental units was \$140 per month. The highest rates were charged on Bay Farm Island and the south shore area. The gross rental figures displayed on Exhibit I-88 take no cognizance of the different unit sizes and types involved. Thus, Bay Farm Island had high rental costs, at least partly because many of the rented units were single-family homes. By way of contrast, north side areas had lower rents, caused in part by the presence of low-rent Housing Authority properties, and private rental units with less amenity. Using an inflation factor of approximately 30%\*, Exhibit I-89 displays the estimated median gross rents in Alameda in 1975.

#### Median House Price (Exhibits I-90 and I-91)

In 1970, the median house price in Alameda was \$26,200. Census tracts with median prices above this level

\* Based on the U. S. Department of Labor, Consumer Price Index for Urban Wage Earners and Clerical Workers, San Francisco-Oakland, Housing Series C.



79a

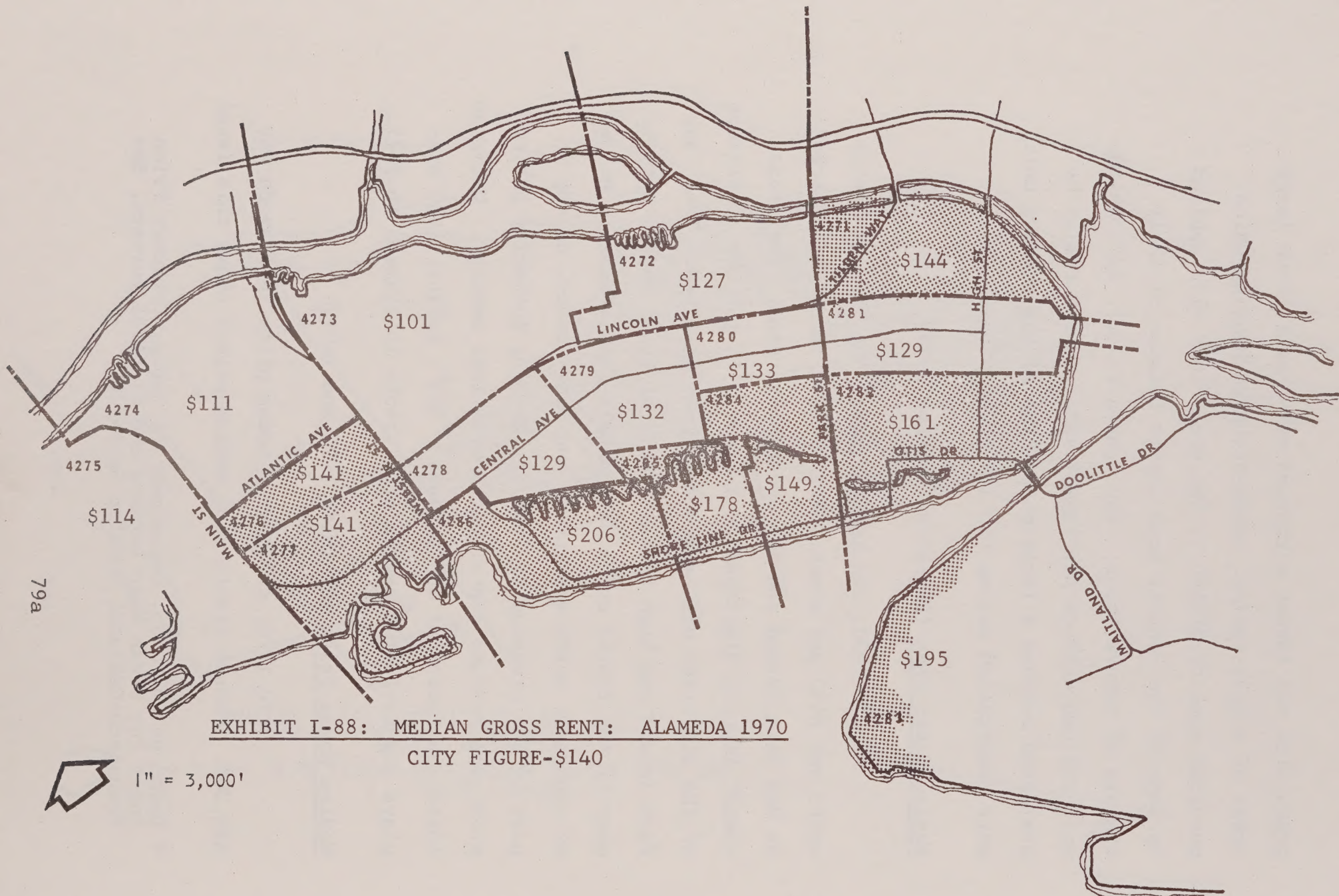


EXHIBIT I-88: MEDIAN GROSS RENT: ALAMEDA 1970  
CITY FIGURE-\$140



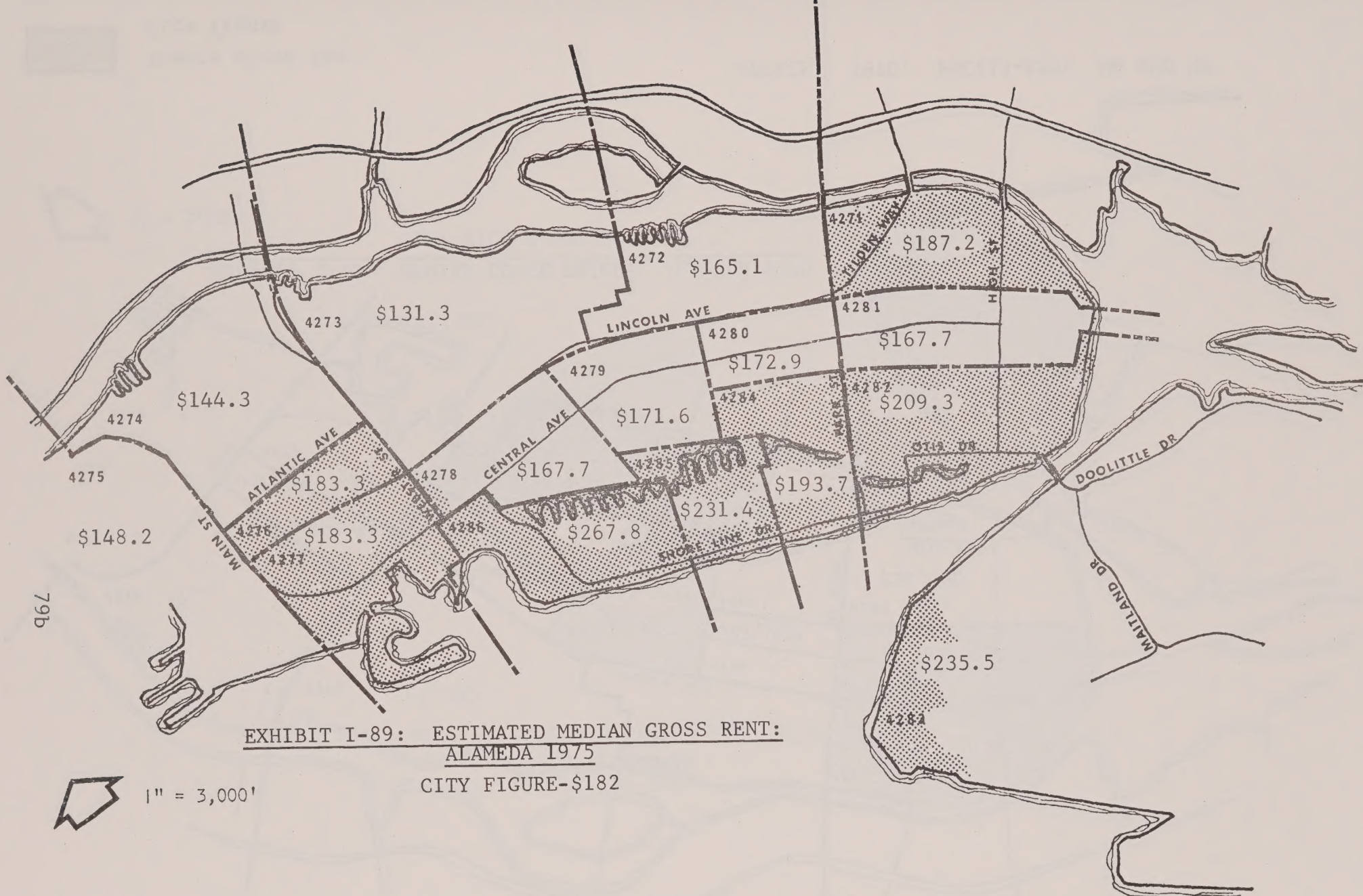
1" = 3,000'



Tracts above the  
City figure

SOURCE: 1970: PHC(1)-189: H4 AND H5





Tracts above the  
City figure

SOURCE: 1970: PHC(1)-189: H4 AND H5  
ALSO: CONSUMER PRICE INDEX, U. S. DEPT.  
OF LABOR, HOUSING-SERIES C



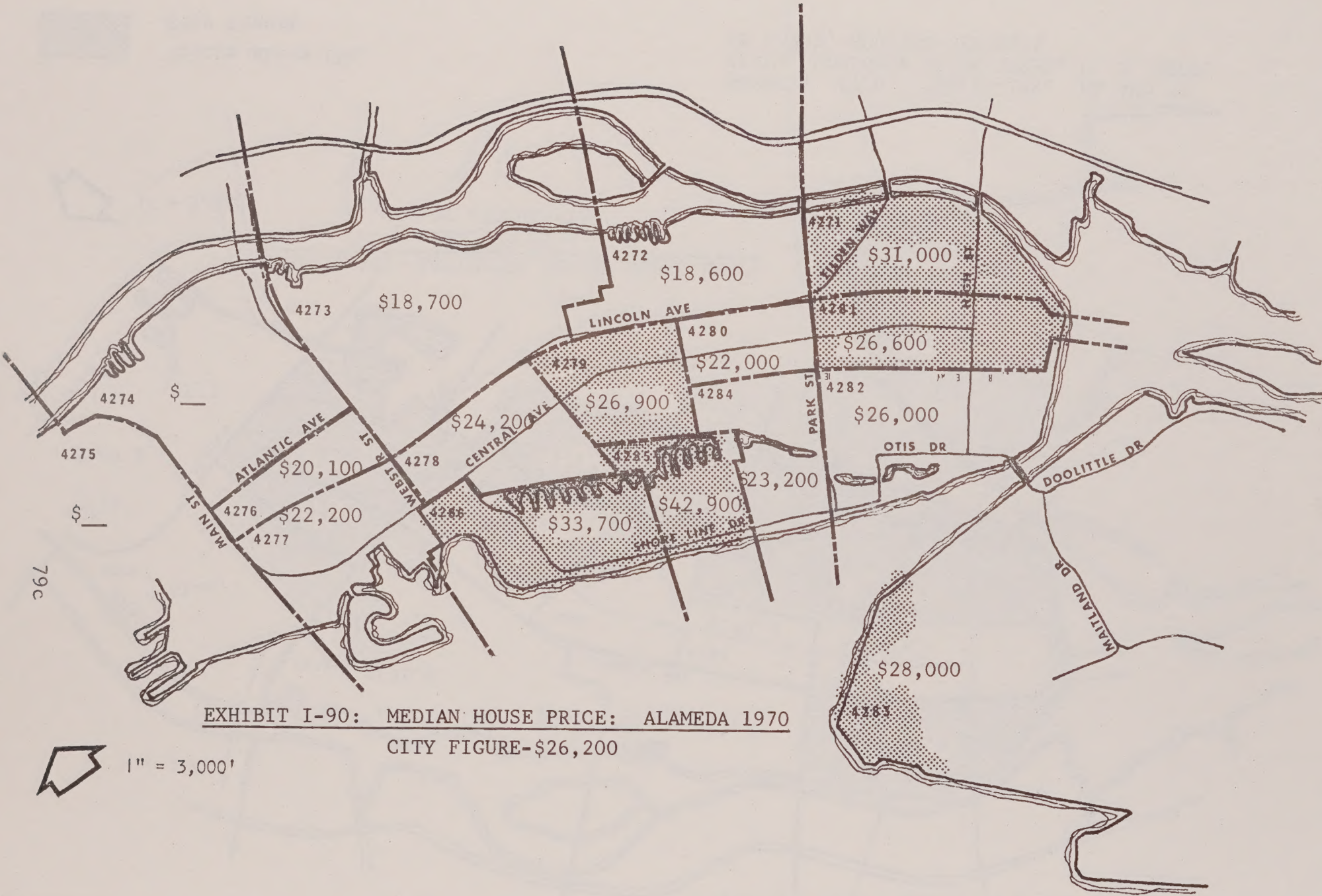


EXHIBIT I-90: MEDIAN HOUSE PRICE: ALAMEDA 1970  
CITY FIGURE-\$26,200

1" = 3,000'



Tracts above the  
City figure

SOURCE: 1970: PHC(1)-189: H4 AND H5



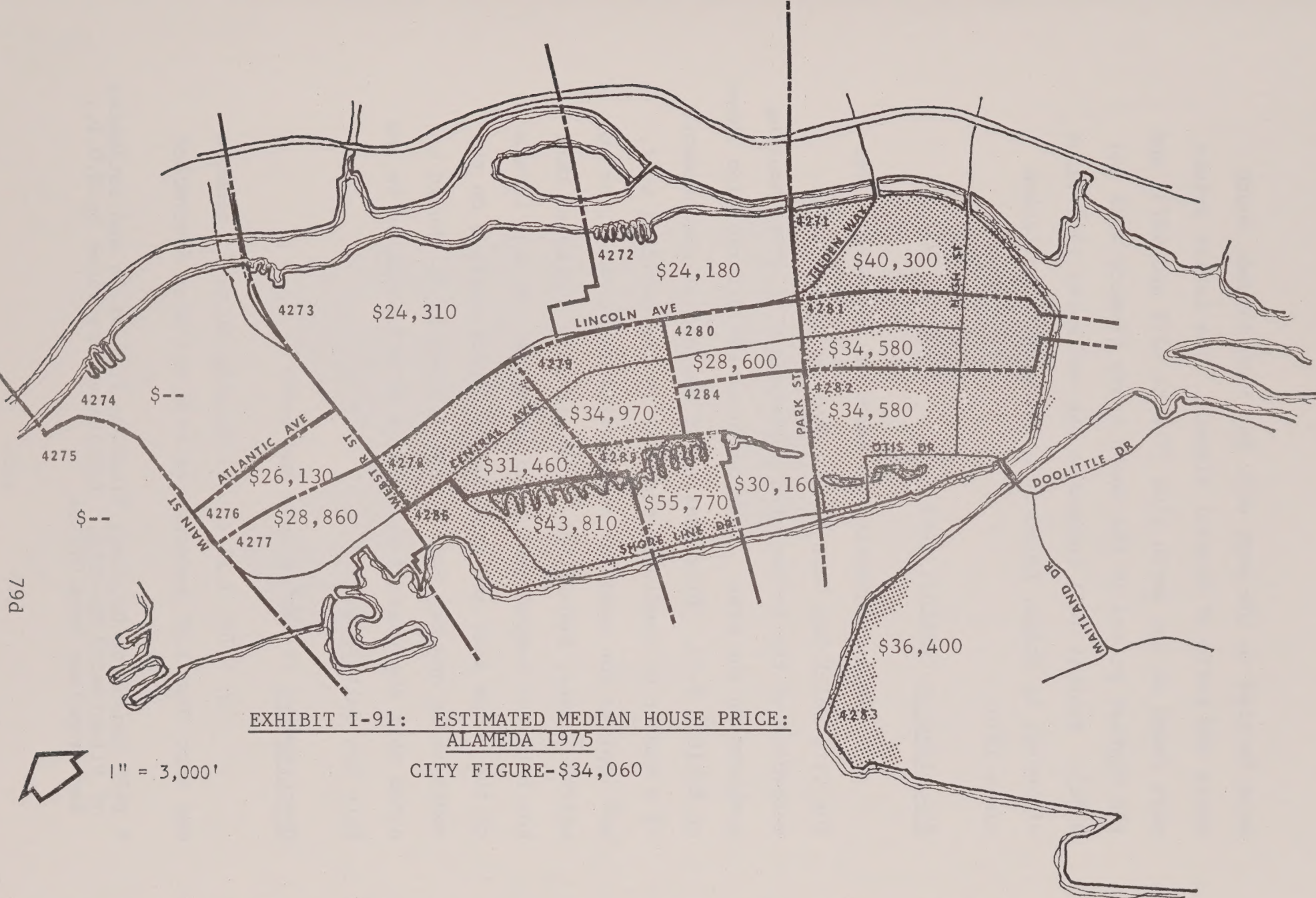


EXHIBIT I-91: ESTIMATED MEDIAN HOUSE PRICE:  
ALAMEDA 1975

CITY FIGURE-\$34,060



1" = 3,000'



Tracts above the  
City figure

SOURCE: 1970: PHC(1)-189: H4 AND H5  
ALSO CONSUMER PRICE INDEX, U. S. DEPT.  
OF LABOR, HOUSING-SERIES C

were located in the east end, Bay Farm Island, south shore and parts of central Alameda. The lowest prices were found on the north side (Tracts 4272 and 4273) and the highest prices in the south shore (Tracts 4285 and 4286). Exhibit I-91 indicates the estimated 1975 value of houses by tract, based on a 30% rate of inflation since 1970.

#### Dilapidation (Exhibit I-92)

This information is based on census data for the City which has been broken down by census tract, according to the accumulated percentages of other housing problems in the area. This produces the distribution shown on Exhibit I-92. Dilapidation is defined as the presence of a number of condition problems in one dwelling unit, and implies the need for substantial maintenance, or in extreme cases, demolition.\* The exhibit indicates that the heaviest concentrations of dilapidation were located on the north side and the lowest concentrations on the south shore and Bay Farm Island. However, it should be noted that the overall percentage of dilapidation in the City was quite low.

#### Overcrowding (Exhibits I-93 and I-94)

In 1970, 5.1% of all housing units in Alameda had more than 1.01 persons per room and were determined

\* 1970 Census of Housing; Plumbing Facilities and Estimates of Dilapidated Housing. Tabulations provided by H.U.D., San Francisco Area Office.



80a



EXHIBIT I-92: ESTIMATE OF DILAPIDATED UNITS:  
ALAMEDA 1970

CITY FIGURE-2.4%



1" = 3,000'



Tracts above the  
City figure

SOURCE: 1970 CENSUS OF HOUSING: PLUMBING  
FACILITIES AND ESTIMATES OF DILAPIDATED  
HOUSING. TABULATIONS PROVIDED BY H.U.D.



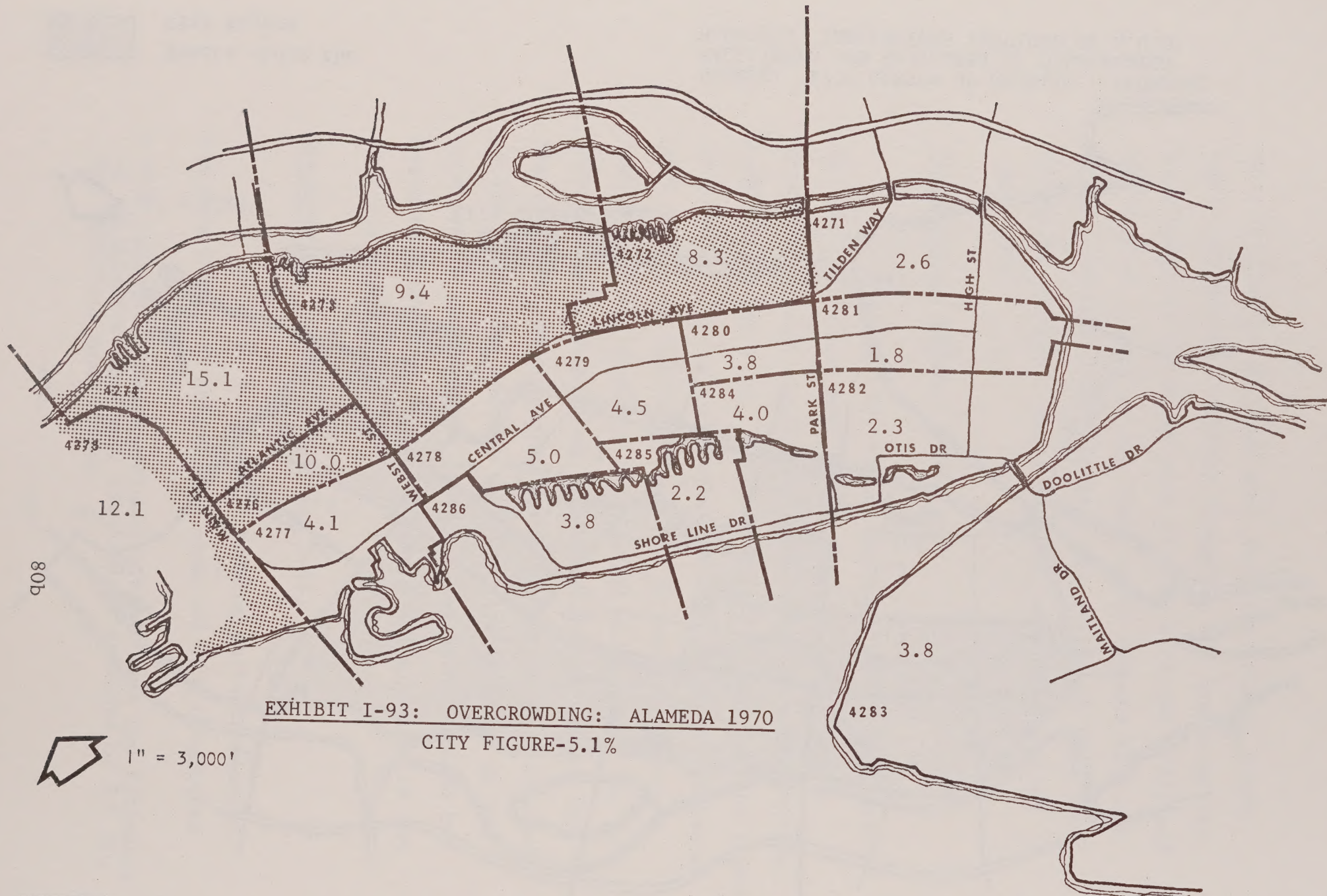


EXHIBIT I-93: OVERCROWDING: ALAMEDA 1970  
CITY FIGURE-5.1%



1" = 3,000'



Tracts above the  
City figure

SOURCE: 1970: PHC(1)-189: H4 AND H5



80c

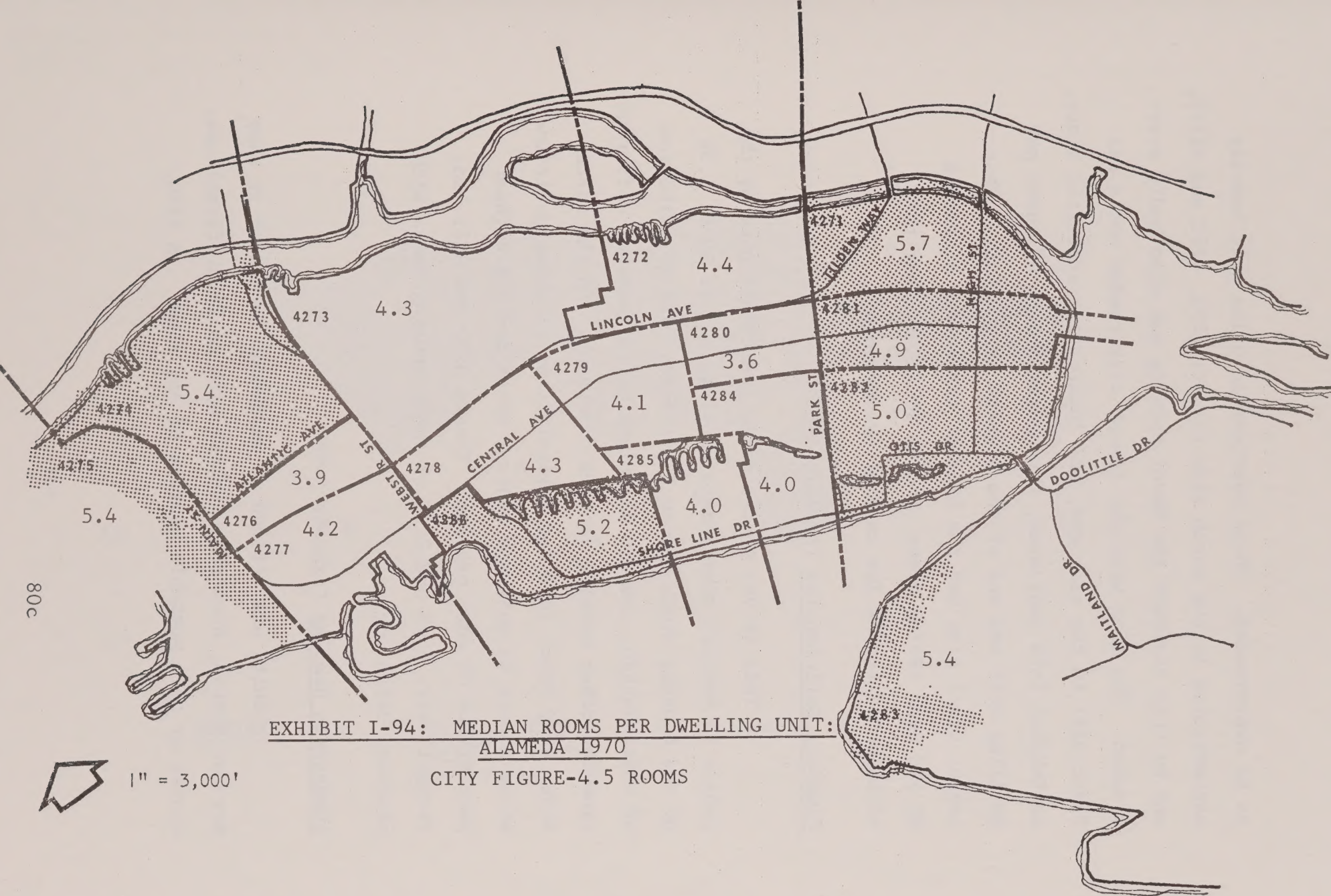


EXHIBIT I-94: MEDIAN ROOMS PER DWELLING UNIT:  
ALAMEDA 1970

CITY FIGURE-4.5 ROOMS



1" = 3,000'



Tracts above the  
City figure

SOURCE: 1970: PHC(1)-189: H1, H4 AND H5

to be overcrowded. These overcrowded units were heavily concentrated in the north side (Tracts 4272, 4273 and 4276), and by this standard the Naval housing was also badly overcrowded. The area with the fewest overcrowded units was Tract 4281 in the east end, an interesting statistic since, as Exhibit I-94 indicates, the median number of rooms per dwelling unit was one of the highest in the City. This census tract also had the highest percentage of people 65 and over living alone, and it is likely that this contributed to the low rate of overcrowding.

#### Plumbing Deficiencies (Exhibit I-95)

This is one of the prime indicators used by the census to measure substandard housing, and in 1970, 1.3% of the housing stock was so classified. The distribution of units lacking some or all plumbing is somewhat different from the other housing factors discussed. On the north side, only Tract 4273 had a significant plumbing deficiency, while tracts in east and central areas had the highest percentages of this problem. Tracts 4280 and 4281 had, respectively, 5.1% and 2.7% of their housing units with plumbing deficiencies.

#### Inadequate Heating (Exhibit I-96)

Units are defined as inadequately heated if they are not heated, have room heaters with no flue, fireplaces, stoves or have portable heaters of any kind. In 1970,



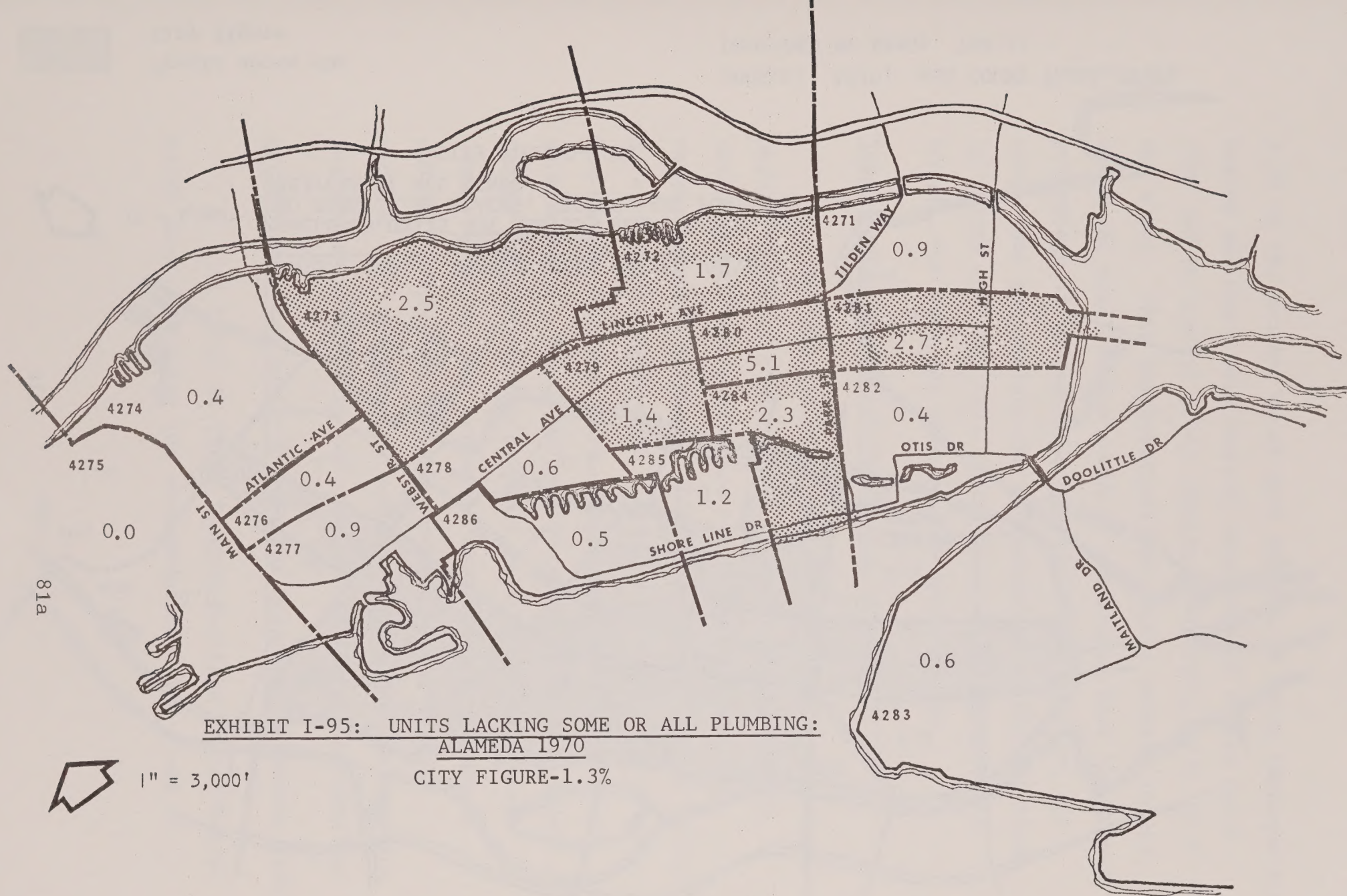


EXHIBIT I-95: UNITS LACKING SOME OR ALL PLUMBING:  
ALAMEDA 1970

CITY FIGURE-1.3%

1" = 3,000'



Tracts above the  
City figure

SOURCE: 1970: PHC(1)-189: H4 AND H5



81b

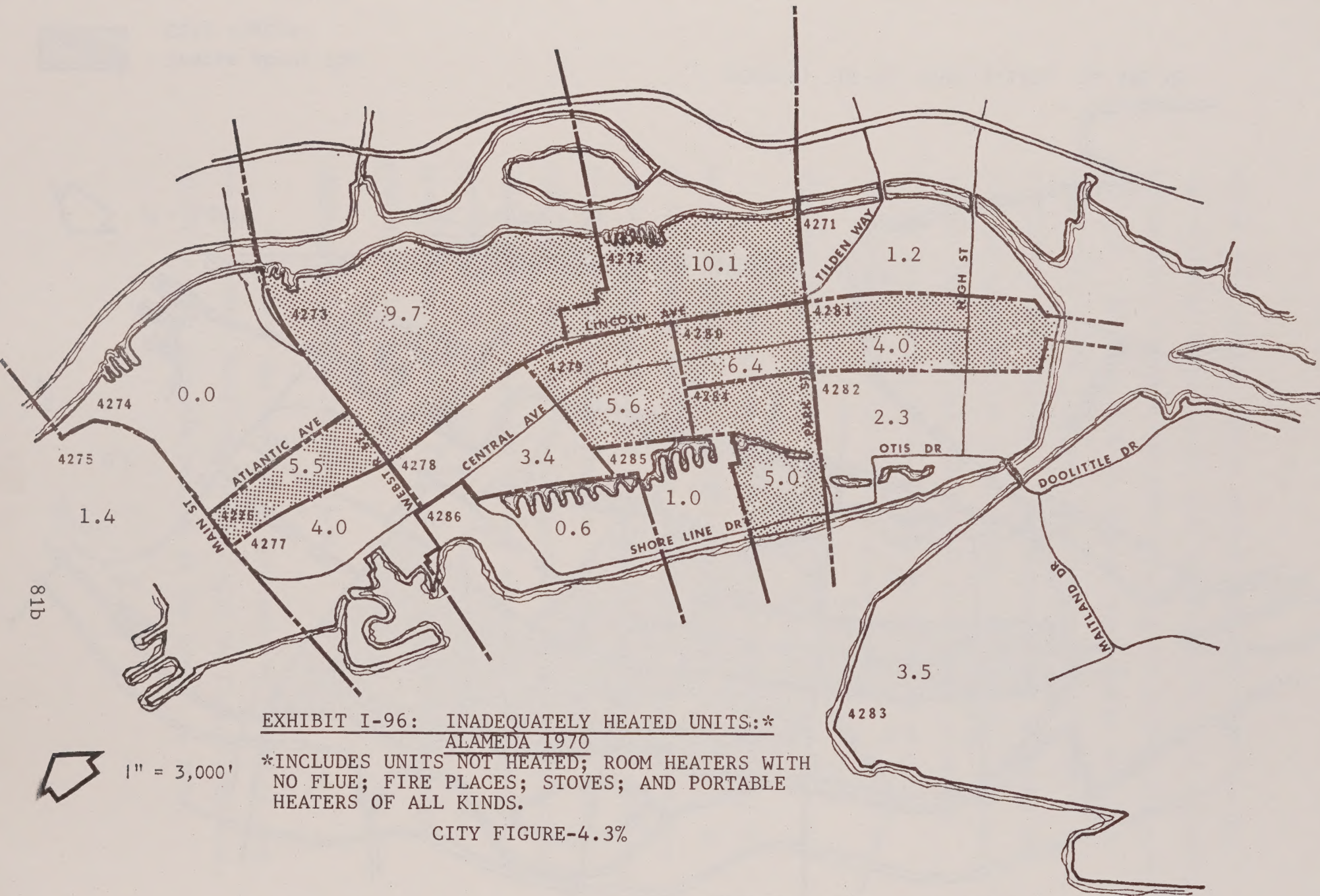


EXHIBIT I-96: INADEQUATELY HEATED UNITS:\*

ALAMEDA 1970

\*INCLUDES UNITS NOT HEATED; ROOM HEATERS WITH NO FLUE; FIRE PLACES; STOVES; AND PORTABLE HEATERS OF ALL KINDS.

CITY FIGURE-4.3%



1" = 3,000'



Tracts above the  
City figure

SOURCE: 1970: 4th COUNT TABULATIONS  
PROVIDED BY ABAG: TAB 11



4.3% of the housing units were defined as being inadequately heated and these were heavily concentrated on the north side and in central areas (Tracts 4272, 4273, 4276, 4279 and 4280). This characteristic is partly related to age, since the newer houses south of the lagoon have the lowest percentage of inadequately heated units. However, age alone does not explain the concentration of this problem in Tracts 4272 and 4373, since Tract 4271 had more old houses, but very few inadequately heated units.

#### Total Renter Households Overpaying (Exhibit I-97)

In 1970, 36.9% of renter households were paying more than 25% of their income on accommodations (this excludes NAS Tracts 4274 and 4275). Overpayment for renter-occupied units was endemic, with over 33% of renters in each tract overpaying. It is of more value to examine the tracts with the least overpayment, since they vary considerably. Tracts 4271, 4283 and 4285 had the least renter overpayment and were all relatively high-income areas; however, they contained considerable numbers of subsidized/low-rent properties which appear to have reduced the percentage of renters overpaying. The remaining tracts in the City had over 40% of renters overpaying.

#### Spanish Heritage Renter Households Overpaying (Exhibit I-98)

In 1970, 38.2% of Spanish Heritage renter-households were overpaying for accommodation. The areas of



82a

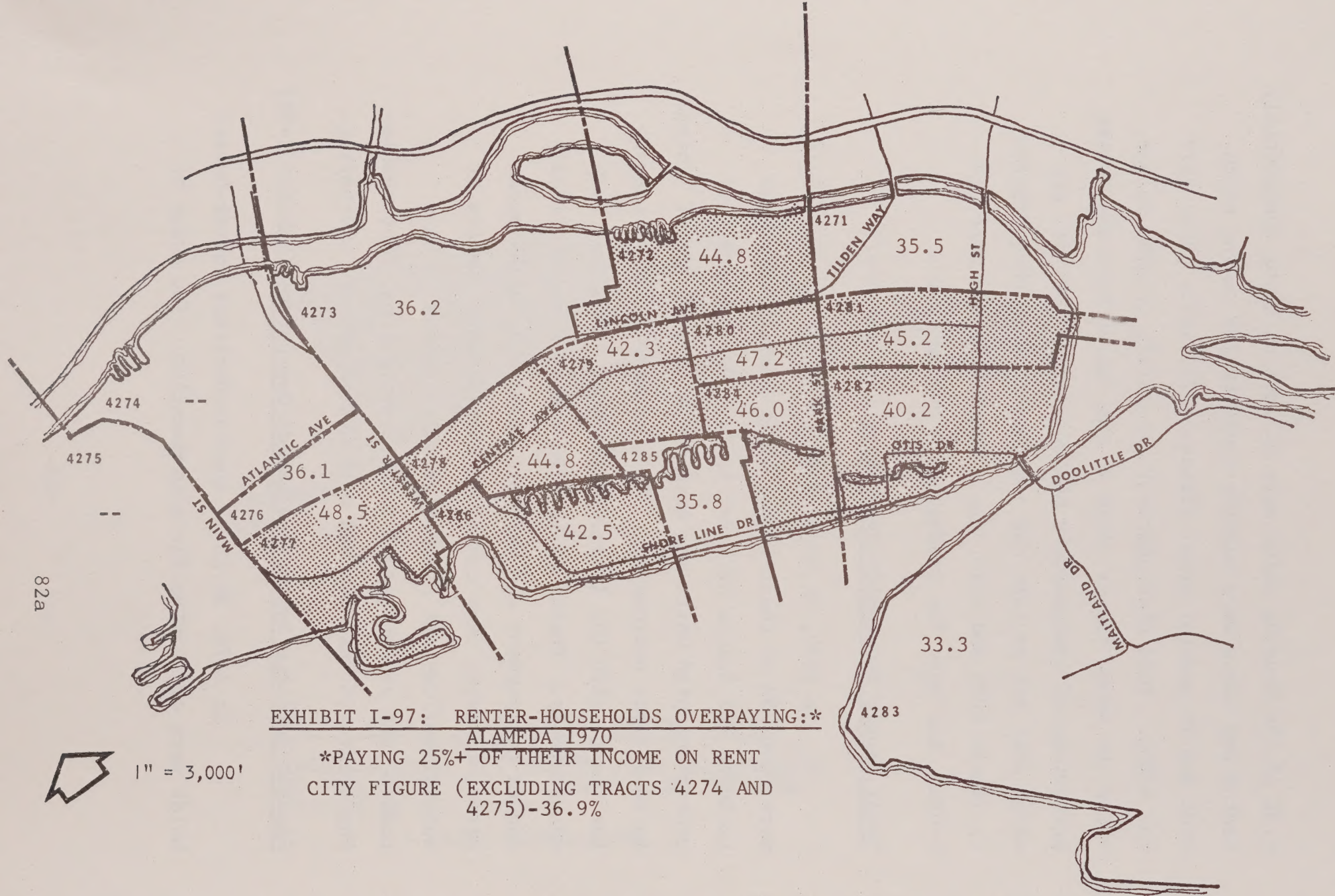


EXHIBIT I-97: RENTER-HOUSEHOLDS OVERPAYING:\*

ALAMEDA 1970

\*PAYING 25%+ OF THEIR INCOME ON RENT

CITY FIGURE (EXCLUDING TRACTS 4274 AND 4275)-36.9%



Tracts above the City figure

SOURCE: 1970: 4th COUNT TABULATIONS  
PROVIDED BY ABAG: TAB 129



82b

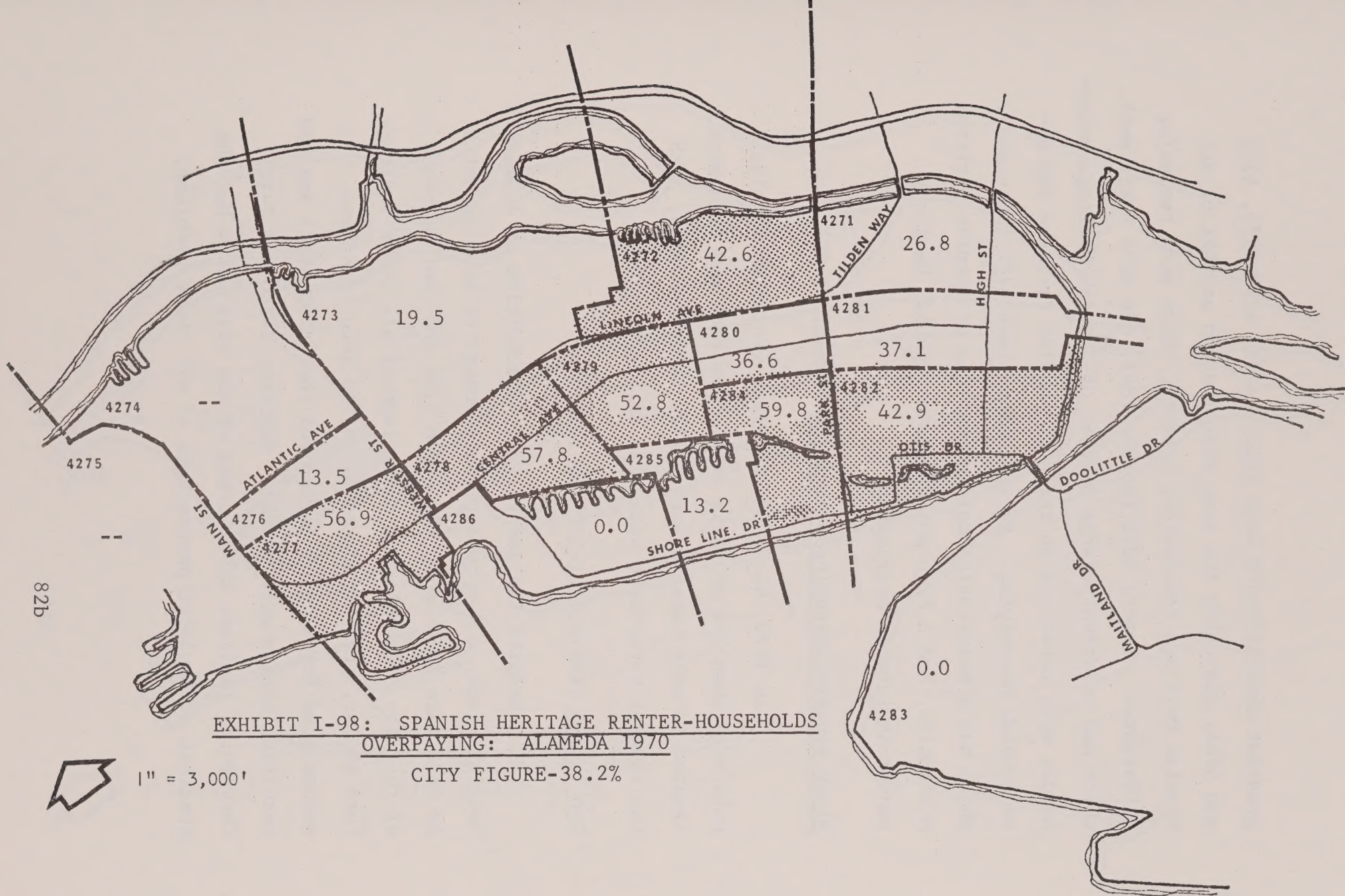


EXHIBIT I-98: SPANISH HERITAGE RENTER-HOUSEHOLDS  
OVERPAYING: ALAMEDA 1970

CITY FIGURE-38.2%



1" = 3,000'



Tracts above the  
City figure

SOURCE: 1970: 4th COUNT TABULATIONS  
PROVIDED BY ABAG: TAB 171

greatest concentration were Tracts 4272, 4277-4279, 4282 and 4284, basically the same distribution as that of all Spanish Heritage households; however, there were two major differences. Tracts 4273 (north side), and 4276 (west end), which had relatively large numbers of Spanish Heritage households, were rated low in terms of Spanish Heritage renter-households overpaying. By contrast, Tract 4282 (east end), which had a relatively small percentage of Spanish Heritage households, had a high percentage of Spanish Heritage renter-households overpaying.

#### Black Renter-Households Overpaying (Exhibit I-99)

In 1970, 44.9% of all Black renter-households paid more than 25% of their incomes on rent and they were located in only three tracts (4272, 4273 and 4276), with the largest percentage occurring in Tract 4276.

#### Conclusion (Exhibits I-100 and I-101)

Despite the generally good condition of Alameda's housing stock, a disproportionate number of housing units in need were located in the north side and central areas of the City. To make the comparison of all these indicators easier, the percentage factor in each tract was accumulated for some of these need characteristics and the resulting totals were ranked. Exhibits I-100 and I-101, therefore, indicate those areas of the City which had the greatest accumulated percentages of all these problems.





EXHIBIT I-99: BLACK RENTER-HOUSEHOLDS  
OVERPAYING: ALAMEDA 1970

CITY FIGURE-44.9%



1" = 3,000'



Tracts above the  
City figure

SOURCE: 1970: 4th COUNT TABULATIONS  
PROVIDED BY ABAG: TAB 129

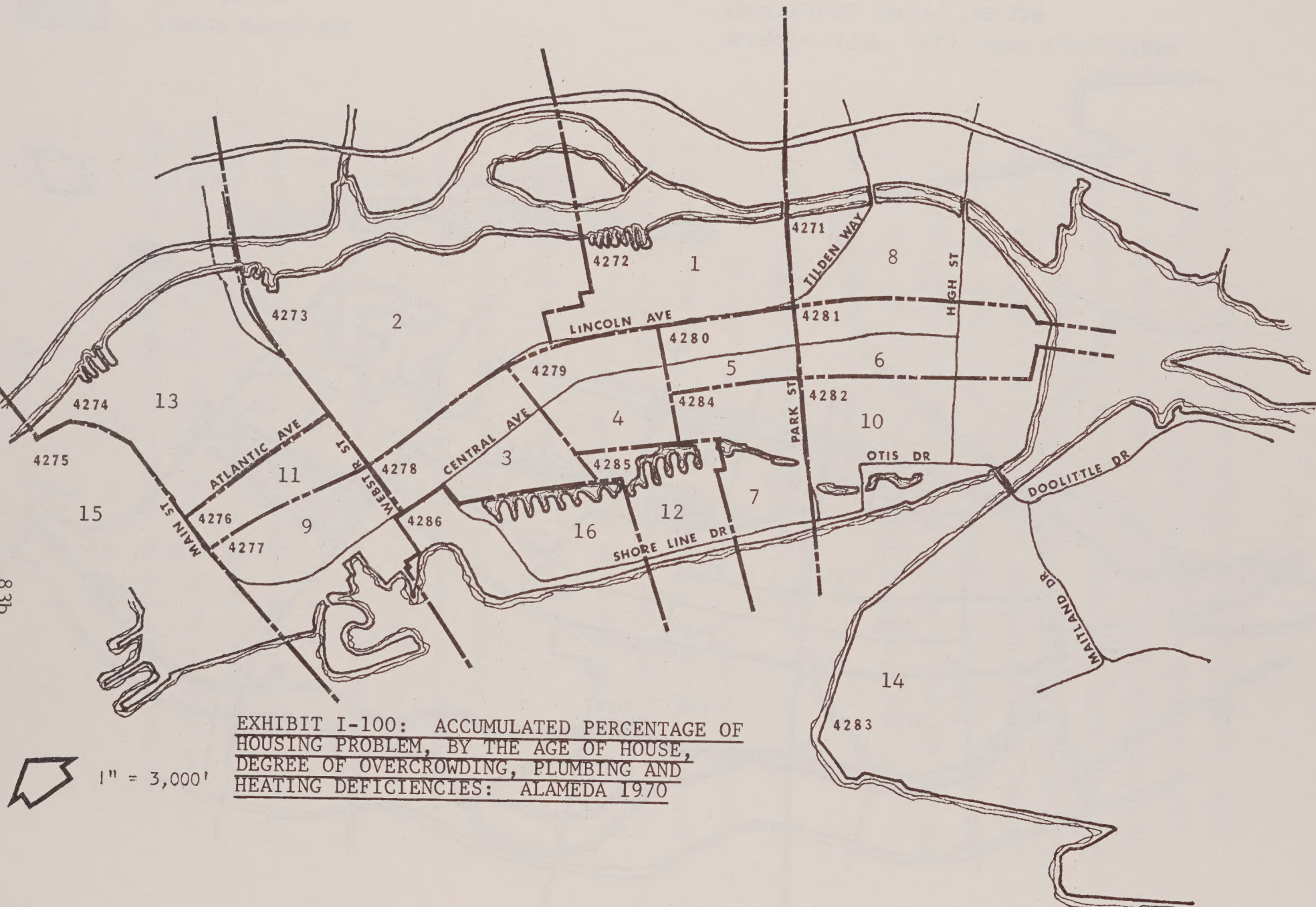


EXHIBIT I-100: ACCUMULATED PERCENTAGE OF  
HOUSING PROBLEM, BY THE AGE OF HOUSE,  
DEGREE OF OVERCROWDING, PLUMBING AND  
HEATING DEFICIENCIES: ALAMEDA 1970

SOURCE: ESTIMATES BASED ON 1970 CENSUS DATA



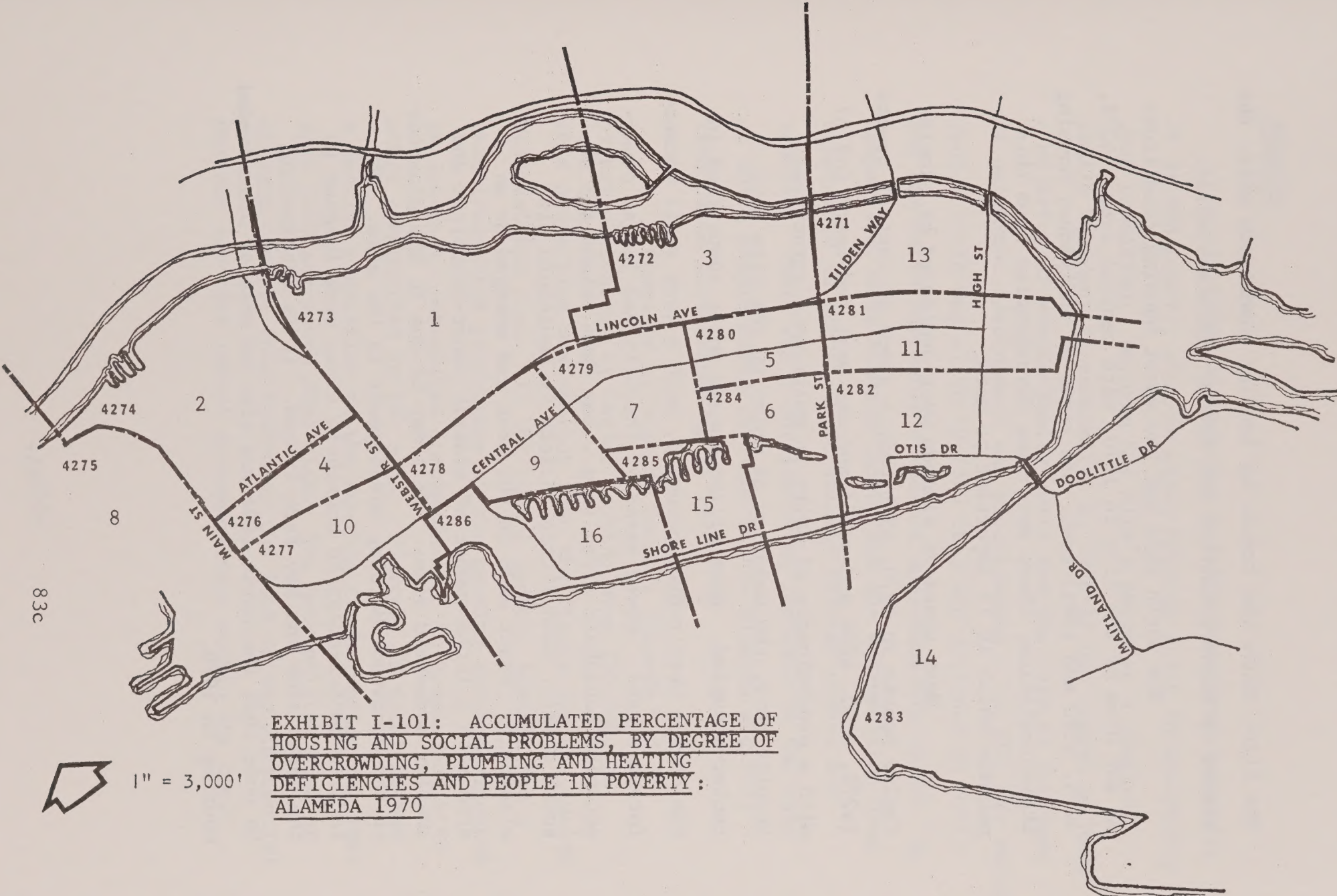


EXHIBIT I-101: ACCUMULATED PERCENTAGE OF  
HOUSING AND SOCIAL PROBLEMS, BY DEGREE OF  
OVERCROWDING, PLUMBING AND HEATING  
DEFICIENCIES AND PEOPLE IN POVERTY:  
ALAMEDA 1970



1" = 3,000'

SOURCE: ESTIMATES BASED ON 1970 CENSUS DATA

The first ranks the tracts by housing conditions only, the second by house condition and income characteristics.

The north side had the worst housing conditions of any area of the City in 1970, with central areas (4278, 4279, 4280 and 4281) next. In terms of individual housing characteristics, there were some divergencies from this pattern which it is important to note.

Most areas of Alameda were dominated by single-family houses in 1970, with only a group of central tracts (4279, 4280, 4284 and 4285) and one west end tract (4276) with a predominance of units in multi-unit structures. Despite this, the majority of units in the City were renter-occupied. Most of the vacant units identified in the census were renter-occupied, with a very small vacant-for-sale rate. Newer areas of the City had larger owner-occupied household sizes (e.g., Bay Farm Island and the south shore), with little variety in household size elsewhere. Tract 4276 in the west end emerged as an area with a large number of elderly owner-occupiers and smaller household sizes. This may be due to the presence of the Woodstock Housing Development in the area. The largest renter-occupied household sizes were located in the north side and Bay Farm Island. It is interesting to note that the north side was also an area of overcrowded housing in 1970.



## SUMMARY

In 1970, Alameda was a fully developed community of 71,000 people, with an older housing stock in remarkably good condition. Despite the City's image as a single-family residential community, by 1970 it had ceased to have a majority of single-family units and the rate of increase of apartment development was accelerating. In 1960 the owner-renter ratio was 42:56; by 1970 this had declined to 37:63 and the ratio currently stands at approximately 35:65. By comparison, both Alameda County and the Metropolitan Area maintained an almost 50:50 balance between owners and renters. There was a corresponding increase in the rate at which people moved into and within Alameda and this trend also accelerated up to 1970.

Compared to Alameda County, Alameda had a higher percentage of houses costing over \$50,000, but this proportion was smaller than the figure for the entire Metropolitan Area. In the rental sector, Alameda had a relatively high percentage of the housing stock designated as low-cost, subsidized accommodation, in comparison with other communities in the area. However, in total it had a smaller proportion of the housing stock renting for less than \$100 per month than either the Metropolitan Area or Alameda County; this indicated the lack of any substantial private low-cost rental accommodations within the City.

Despite the relatively high cost of housing in Alameda and its good condition, Alameda was a largely low-income, working class community in 1970. The City's median income was lower than the Metropolitan Area's, a relatively high proportion of people worked, and a greater percentage of those that worked were married women; finally, a majority of Alamedans were employed in the lower-paying job categories. This moderate-to-low income, working community character is further reflected in the educational statistics and the figures relating to poverty. In 1970, Alamedans had a lower median for school years completed than the Metropolitan Area; however, this conceals a trend within the data. Alamedans tended not to complete college but they had a greater proportion of people completing high school. In addition, there was a greater proportion of Alamedans below the poverty level than in the Metropolitan Area, although a lower percentage of those in poverty actually applied for aid than in the Metropolitan Area.

Alameda had a proportionately smaller Black population than the Metropolitan Area in 1970, but of all the groups within the City, they were the people most economically and educationally disadvantaged. Another minority group, Spanish Heritage people, constituted the largest minority in Alameda at 9.8% of the total City population. However, in aggregate, this group was closer



to the City averages on income and education than other racial minorities. The only other racial grouping with a substantial representation in the City was "Other Specified Races," a composite group made up of Japanese, Chinese, Filipinos, Hawaiians, Koreans and other Pacific Islanders. There were both high and low-income elements within this group, although they were the minority group least in need in 1970. Alameda had one of the largest proportions of Oriental persons of any community in the Metropolitan Area.

Despite Alameda's image as a relatively old community, it had a smaller proportion of people 65 years old and over than either the Metropolitan Area or Alameda County. However, greater proportions of people over 65 were in poverty, as well as in inadequate housing, than in the total population - a fact common to all the minorities within the City.

When these population and housing characteristics were analyzed by census tract, a consistent pattern developed. In terms of housing quality and provision, income, educational attainment, and employment, the north side areas of Alameda consistently contained the most adverse conditions. In contrast to this, the east end, Bay Farm Island, and southern areas of the main island all had relatively few of these adverse conditions, while central areas tended to be transitional between the two.





## APPENDICES





## APPENDIX I: CENSUS DEFINITIONS\*

### Population Characteristics

#### Age

The age classification is based on the age of the person in completed years as of April 1, 1970, and was determined from the reply to questions on age and on month and year of birth.

#### Race

Data are shown for two racial categories, white and Negro. The category "white" includes persons who indicated their race as white, as well as persons who did not classify themselves in one of the specific race categories on the questionnaire but entered Mexican, Puerto Rican, or a response suggesting Indo-European stock. The category "Negro" includes persons who indicated their race as Negro or Black, as well as persons who did not classify themselves in one of the specific race categories on the questionnaire but who had such entries as Jamaican, Trinidadian, West Indian, Haitian, and Ethiopian. All other racial categories, such as American Indian, Japanese and Chinese, are included in the total but not shown separately. The classification

\* These definitions are drawn from Appendix B, U. S. Census of Population and Housing: 1970. Census Tracts, San Francisco-Oakland, CA, SMSA. PHC(1)-189.

by race shown for occupied housing units refers to the race of the head of the household occupying the unit.

### Spanish Heritage

In the census tract reports, special tables are presented for the population of Spanish Heritage, which is variously identified in the reports for different areas. In California it is identified as "persons of Spanish language or Spanish surname."

### Spanish Language

Persons of Spanish language comprise persons of Spanish mother tongue (i.e., language spoken in the person's home when he/she was a child) and all other persons in families in which the head or wife reported Spanish as his or her mother tongue.

### Spanish Surname

In Arizona, California, Colorado, New Mexico and Texas persons with Spanish surnames are identified. Separate statistics are presented, in these States, for persons of Spanish language combined with all additional persons of Spanish surnames. These additional persons are shown in the census volumes as "other persons of Spanish surname."

In Alameda, the addition of people of Spanish surname raises the Spanish Heritage population from 4,997 to 6,972 people. This, in turn, raises the



proportion of Spanish Heritage people to 9.83% of the total population. However, since the special tabulations of "Owner and Renter-Occupied Units by Living Condition" used the Spanish language definition, this report has used both the Spanish Heritage and Spanish language definitions where appropriate.

### Household

A household includes all the persons who occupy a group of rooms or a single room which constitutes a housing unit (see definition of housing unit, below). The average population per household is obtained by dividing the population in households by the number of household heads.

### Family

According to 1970 census definitions, a family consists of a household head and one or more other persons living in the same household who are related to the head by blood, marriage, or adoption; all persons in a household who are related to the head are regarded as members of his (her) family. A "husband-wife family" is a family in which the head and his wife are enumerated as members of the same household. Not all households contain families, because a household may be composed of a group of unrelated persons or one person living alone. The mean size of family is derived by dividing the number of persons in families by the total number of families.

### Unrelated Individual

An unrelated individual, as defined in this report, may be any of the following: a household head living alone or with non-relatives only, a household member not related to the head, or a person living in group quarters who is not an inmate of an institution.

### Poverty Status

Families and unrelated individuals are classified as being above or below the poverty level, using the poverty index adopted by a Federal Interagency Committee in 1969. This index provides a range of income cutoffs or "poverty thresholds" adjusted to take into account such factors as family size, sex and age of the family head, the number of children, and farm - non-farm residence. The poverty cutoffs for farm families have been set at 85% of the non-farm levels. These income cutoffs are updated every year to reflect the changes in the Consumer Price Index. The poverty threshold for a non-farm family of four was \$3,743 in 1969.

### Housing Characteristics

#### Housing Unit

A housing unit is a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants do not live and eat with any



other persons in the structure and which quarters have either (1) direct access from the outside of the building or through a common hall, or (2) complete kitchen facilities for the exclusive use of the occupants. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or non-related persons who share living arrangements.

#### Year-Round Housing Unit

Data on housing characteristics are limited to year-round housing units, i.e., all occupied units plus vacant units which are intended for year-round use. Vacant units intended for seasonal occupancy and vacant units held for migratory labor are excluded because it is difficult to obtain reliable information for them. Counts of the total housing inventory, however, are given for each area presented in this report.

#### Occupied Housing Unit

A housing unit is classified as occupied if a person or group of persons is living in it at the time of enumeration or if the occupants are only temporarily absent, for example, on vacation. However, if the persons staying in the unit have their usual place of residence elsewhere, the unit is classified as vacant.

### Vacant Housing Unit

A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. In addition, a vacant unit may be one which is occupied entirely by persons who have a usual residence elsewhere.

### Complete Kitchen Facilities

A unit has complete kitchen facilities when it has all three of the following for the exclusive use of the occupants of the unit: (1) an installed sink with piped water; (2) a range or cookstove; and (3) a mechanical refrigerator. All kitchen facilities must be located in the structure, although they need not be in the same room. Quarters with only portable cooking equipment are not considered as having a range or cookstove. "Lacking complete kitchen facilities" means that the unit does not have all three specified kitchen facilities, or that they are also for the use of the occupants of other housing units.

### Rooms

Rooms to be counted include whole rooms used for living purposes, such as living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, family rooms, etc. Not counted as rooms are bathrooms, porches,



balconies, foyers, halls, half-rooms, kitchenettes, strip or pullman kitchens, utility rooms, unfinished attics, basements, or other space used for storage.

#### Persons Per Room

This is computed by dividing the number of persons in the unit by the number of rooms in the unit. The figures shown, therefore, refer to the number of housing units having the specified ratio of persons per room.

#### Units in Structure

In the determination of the number of units in a structure, all housing units, both occupied and vacant, are counted. The statistics are presented in terms of the number of housing units in structures of specified size, not in terms of the number of residential structures.

A structure is a separate building that either has open space on all sides or is separated from other structures by dividing walls that extend from ground to roof.

#### Plumbing Facilities

The category "with all plumbing facilities" consists of units which have hot and cold piped water, as well as a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. "Lacking some or all plumbing" means that the

unit does not have all three specified plumbing facilities (hot and cold piped water, as well as flush toilet and bathtub or shower inside the structure), or that the toilet or bathing facilities are also for the use of the occupants of other housing units.

### Heating Equipment

The list of heating equipment refers to the type of heating equipment and not to the fuel used. "Steam or hot water" refers to a central heating system in which heat from steam or hot water is delivered through radiators or other outlets. "Warm air furnace" refers to a central system which provides warm air through ducts leading to various rooms; central heat pumps are included in this category. "Built-in electric units" are permanently installed in the floors, walls or ceilings. A "floor, wall, or pipeless furnace" delivers warm air to the room right above the furnace or to the room(s) on one or both sides of the wall in which the furnace is installed. "Other means" includes room heaters with or without flue, fireplaces, stoves, and portable heaters of all types.

A housing unit "with central or built-in heating system" contains a steam or hot water system, a warm-air furnace, built-in electric units, or a floor, wall, or pipeless furnace.



### Inadequate Housing Conditions

For the purposes of the Special Tabulations of the 1970 Census of "Owner and Renter-Occupied Units by Living Condition," the following households were classed as living under inadequate conditions.

1. Households occupying units lacking some or all plumbing and/or
2. Households with more than 1.25 persons per room and/or
- 3a. Tenant households paying more than 25% of their income for rent or
- 3b. Owner households occupying housing more than 30 years old and valued at less than \$10,000.

This definition does not provide a measure of the number of families in substandard accommodations or families in need of shelter. Instead, the definition is intended as a base from which to estimate the number of families who might be expected to apply for various kinds of housing assistance which might be made available. Thus, the definition suggests a propensity to apply for housing aid, rather than a measure of absolute housing need.





## APPENDIX II: MINORITY CONCENTRATIONS BY LOCALITY\*

### Minority Concentration by Locality: Black

| <u>Locality Name**</u> | <u>Ratio***</u> |
|------------------------|-----------------|
| Sonoma                 | 0.              |
| Atherton               | 0.              |
| Monte Sereno           | 0.              |
| Ashland (u)            | 0.              |
| Ross                   | 0.              |
| Belvedere              | 0.              |
| Cherryland (u)         | 0.              |
| San Ramon Village (u)  | 0.              |
| Half Moon Bay          | 0.              |
| Cambrian Park (u)      | 0.              |
| Healdsburg             | 0.              |
| Millbrae               | 0.              |
| St. Helena             | 0.              |
| Corte Madera           | 0.              |
| Portola Valley         | 0.              |
| Pleasanton             | 0.              |
| Mill Valley            | 0.              |
| San Lorenzo (u)        | 0.              |
| Brisbane               | 0.              |
| Napa                   | 0.              |
| Woodside               | 0.              |
| Sausalito              | 0.              |
| Brentwood              | 0.              |
| Cloverdale             | 0.              |
| Rio Vista              | 0.              |
| Cupertino              | 0.              |
| Orinda Village (u)     | 0.              |
| Boyce Hot Springs (u)  | 0.              |
| Los Altos Hills        | 0.              |
| Rancho Rinconada (u)   | 0.              |
| Dixon                  | 0.              |
| Sebastopol             | 0.              |
| Antioch                | .013            |
| San Leandro            | .014            |
| Burlingame             | .015            |

\* Regional Housing Plan, Phase I Review Draft, September, 1974, ABAG.

\*\* "Localities" include cities and unincorporated places of 2500 or more population in 1970 Census. Unincorporated places are indicated (u).

\*\*\* Ratio: 
$$\frac{\text{Percent Black in locality population}}{\text{Percent Black in regional population}}$$

| <u>Locality Name</u>  | <u>Ratio</u> |
|-----------------------|--------------|
| Saratoga              | .018         |
| Belmont               | .019         |
| Los Gatos             | .024         |
| Gilroy                | .030         |
| Lafayette             | .031         |
| Moraga (u)            | .031         |
| Campbell              | .038         |
| Alamo-Danville (u)    | .040         |
| Walnut Creek West (u) | .041         |
| Larkspur              | .042         |
| Pleasant Hill         | .043         |
| Hillsborough          | .043         |
| Petaluma              | .046         |
| Fremont               | .046         |
| Concord               | .047         |
| San Carlos            | .049         |
| San Bruno             | .055         |
| Walnut Creek          | .058         |
| Pinole                | .069         |
| Santa Rosa            | .073         |
| Santa Clara           | .073         |
| Los Altos             | .077         |
| Livermore             | .080         |
| Castro Valley (u)     | .083         |
| Morgan Hill           | .084         |
| San Anselmo           | .085         |
| Sunnyvale             | .094         |
| San Rafael            | .107         |
| Union City            | .119         |
| Piedmont              | .121         |
| Newark                | .123         |
| Tiburon               | .123         |
| Dublin (u)            | .146         |
| Vacaville             | .148         |
| Martinez              | .152         |
| Fairfax               | .154         |
| South San Francisco   | .166         |
| Alum Rock (u)         | .167         |
| Pacifica              | .177         |
| Rohnert Park          | .178         |
| Mountain View         | .181         |
| Redwood City          | .182         |
| Kensington (u)        | .191         |
| Angwin (u)            | .199         |
| Hayward               | .223         |
| Foster City           | .264         |
| Roseland (u)          | .302         |
| San Jose              | .308         |
| San Pablo             | .319         |



| <u>Locality Name</u> | <u>Ratio</u> |
|----------------------|--------------|
| Palo Alto            | .320         |
| Stanford (u)         | .322         |
| Alameda              | .326         |
| Benicia              | .376         |
| Novato               | .435         |
| San Mateo            | .441         |
| Albany               | .474         |
| Rodeo (u)            | .520         |
| Milpitas             | .661         |
| Daly City            | .666         |
| El Cerrito           | .701         |
| Fairfield            | .949         |
| North Fair Oaks (u)  | .969         |
| West Pittsburg (u)   | 1.594        |
| San Francisco        | 1.700        |
| Vallejo              | 2.122        |
| Menlo Park           | 2.283        |
| Pittsburg            | 2.806        |
| Berkeley             | 2.992        |
| Suisun City          | 3.013        |
| Oakland              | 4.397        |
| Richmond             | 4.608        |
| Emeryville           | 4.751        |
| East Palo Alto (u)   | 7.723        |

Source: 1970 U. S. Census

## Minority Concentration by Locality: Spanish Heritage

| <u>Locality Name*</u> | <u>Ratio**</u> |
|-----------------------|----------------|
| Los Altos Hills       | .160           |
| Larkspur              | .213           |
| Piedmont              | .235           |
| Belvedere             | .235           |
| Orinda Village (u)    | .253           |
| Kensington (u)        | .258           |
| Lafayette             | .312           |
| Walnut Creek          | .334           |
| Sonoma                | .337           |
| Petaluma              | .374           |
| Alamo-Danville (u)    | .386           |
| Los Gatos             | .388           |
| Hillsborough          | .389           |
| Mill Valley           | .389           |
| Moraga (u)            | .395           |
| Los Altos             | .398           |
| Menlo Park            | .410           |
| Portola Valley        | .412           |
| Sebastopol            | .414           |
| Ross                  | .414           |
| Woodside              | .416           |
| Saratoga              | .418           |
| Santa Rosa            | .426           |
| Foster City           | .427           |
| Berkeley              | .430           |
| Sausalito             | .442           |
| San Rafael            | .447           |
| Palo Alto             | .448           |
| Novato                | .458           |
| Atherton              | .459           |
| San Ramon Village (u) | .462           |
| Monte Sereno          | .463           |
| San Carlos            | .477           |
| Burlingame            | .483           |
| Cupertino             | .501           |
| East Palo Alto (u)    | .504           |
| Fairfax               | .505           |

\* "Localities" include cities and unincorporated places of 2500 or more population in 1970 Census. Unincorporated places are indicated (u).

\*\* Ratio: 
$$\frac{\text{Percent Spanish Heritage in locality population}}{\text{Percent Spanish Heritage in regional population}}$$



| <u>Locality Name</u>  | <u>Ratio</u> |
|-----------------------|--------------|
| Walnut Creek West (u) | .516         |
| Pleasant Hill         | .520         |
| Stanford (u)          | .528         |
| Concord               | .556         |
| Belmont               | .564         |
| El Cerrito            | .571         |
| Roseland (u)          | .595         |
| Benecia               | .601         |
| San Mateo             | .603         |
| San Anselmo           | .609         |
| Napa                  | .621         |
| Tiburon               | .625         |
| Corte Madera          | .627         |
| Angwin (u)            | .656         |
| Albany                | .664         |
| Cloverdale            | .672         |
| Dublin (u)            | .690         |
| Pleasanton            | .692         |
| Vallejo               | .700         |
| Boyes Hot Springs (u) | .731         |
| Emeryville            | .734         |
| Fairfield             | .737         |
| Livermore             | .749         |
| Martinez              | .751         |
| Rio Vista             | .758         |
| Pinole                | .766         |
| Alameda               | .766         |
| Oakland               | .767         |
| Castro Valley (u)     | .792         |
| Richmond              | .793         |
| Suisun City           | .813         |
| Campbell              | .813         |
| Millbrae              | .832         |
| Half Moon Bay         | .843         |
| St. Helena            | .849         |
| Rohnert Park          | .900         |
| Cambrian Park (u)     | .941         |
| San Lorenzo (u)       | .975         |
| San Bruno             | .983         |
| Healdsburg            | 1.001        |
| Redwood City          | 1.006        |
| Sunnyvale             | 1.042        |
| Mountain View         | 1.109        |
| San Pablo             | 1.114        |
| San Francisco         | 1.117        |
| Rancho Rinconada (u)  | 1.137        |
| Pacifica              | 1.150        |
| Vacaville             | 1.159        |
| Antioch               | 1.247        |
| West Pittsburg (u)    | 1.264        |

| <u>Locality Name</u> | <u>Ratio</u> |
|----------------------|--------------|
| Fremont              | 1.287        |
| Santa Clara          | 1.429        |
| Milpitas             | 1.430        |
| San Leandro          | 1.460        |
| Daly City            | 1.462        |
| Ashland (u)          | 1.464        |
| South San Francisco  | 1.513        |
| Rodeo (u)            | 1.570        |
| Hayward              | 1.595        |
| Brisbane             | 1.673        |
| North Fair Oaks (u)  | 1.674        |
| San Jose             | 1.714        |
| Newark               | 1.747        |
| Cherryland (u)       | 1.831        |
| Dixon                | 1.850        |
| Pittsburg            | 1.916        |
| Morgan Hill          | 2.265        |
| Brentwood            | 2.343        |
| Alum Rock (u)        | 2.851        |
| Union City           | 3.550        |
| Gilroy               | 3.635        |

Source: 1970 U. S. Census



Minority Concentration by Locality:  
Other Minority Groups\*

| <u>Locality Name**</u> | <u>Ratio***</u> |
|------------------------|-----------------|
| Healdsburg             | .031            |
| St. Helena             | .078            |
| Alamo-Danville (u)     | .078            |
| Orinda Village (u)     | .087            |
| Tiburon                | .099            |
| Rodeo (u)              | .103            |
| San Anselmo            | .104            |
| Walnut Creek West (u)  | .171            |
| Corte Madera           | .178            |
| Sonoma                 | .183            |
| Moraga (u)             | .184            |
| Burlingame             | .191            |
| Pleasanton             | .192            |
| Millbrae               | .202            |
| Lafayette              | .206            |
| Fairfax                | .212            |
| San Carlos             | .212            |
| Benicia                | .224            |
| Suisun City            | .229            |
| Larkspur               | .231            |
| Martinez               | .239            |
| Boyes Hot Springs (u)  | .240            |
| Napa                   | .248            |
| Portola Valley         | .256            |
| Santa Rosa             | .273            |
| Dixon                  | .275            |
| Half Moon Bay          | .275            |
| Sebastopol             | .284            |
| West Pittsburg (u)     | .288            |
| Ross                   | .297            |
| Petaluma               | .310            |
| Walnut Creek           | .310            |
| Castro Valley (u)      | .317            |
| Los Gatos              | .321            |
| Concord                | .334            |

\* Includes Oriental, American Indian and Pacific Islanders not classified as White or Black.

\*\* "Localities" includes cities and unincorporated places of 2500 or more population in 1970 Census. Unincorporated places are indicated (u).

\*\*\* Ratio: 
$$\frac{\text{Percent Other Minority Groups in locality population}}{\text{Percent Other Minority Groups in regional population}}$$

| <u>Locality Name</u>  | <u>Ratio</u> |
|-----------------------|--------------|
| Saratoga              | .334         |
| Dublin (u)            | .334         |
| San Rafael            | .338         |
| Pleasant Hill         | .344         |
| Woodside              | .351         |
| Los Altos Hills       | .353         |
| Belvedere             | .356         |
| Sausalito             | .372         |
| Atherton              | .372         |
| Piedmont              | .374         |
| Cherryland (u)        | .378         |
| Rohnert Park          | .379         |
| Los Altos             | .379         |
| Hillsborough          | .382         |
| Rio Vista             | .388         |
| Livermore             | .389         |
| Redwood City          | .395         |
| San Ramon Village (u) | .397         |
| San Lorenzo (u)       | .407         |
| Novato                | .411         |
| Menlo Park            | .427         |
| Cloverdale            | .432         |
| Antioch               | .449         |
| Vacaville             | .473         |
| Pinole                | .474         |
| Belmont               | .481         |
| Rancho Rinconada (u)  | .487         |
| Campbell              | .500         |
| Fremont               | .503         |
| San Leandro           | .523         |
| Cambrian Park (u)     | .525         |
| Brisbane              | .550         |
| Alum Rock (u)         | .561         |
| Santa Clara           | .570         |
| Cupertino             | .571         |
| Monte Sereno          | .577         |
| Richmond              | .579         |
| San Pablo             | .580         |
| Mill Valley           | .590         |
| Morgan Hill           | .661         |
| San Jose              | .663         |
| North Fair Oaks (u)   | .665         |
| Roseland (u)          | .704         |
| Pacifica              | .717         |
| Ashland (u)           | .721         |
| Union City            | .735         |
| Hayward               | .740         |
| San Bruno             | .781         |
| Gilroy                | .788         |



| <u>Locality Name</u> | <u>Ratio</u> |
|----------------------|--------------|
| Kensington           | .789         |
| Fairfield            | .842         |
| Newark               | .863         |
| South San Francisco  | .869         |
| Sunnyvale            | .871         |
| East Palo Alto (u)   | .876         |
| Emeryville           | .901         |
| Stanford (u)         | .906         |
| Pittsburg            | .915         |
| Vallejo              | .920         |
| Milpitas             | .921         |
| Palo Alto            | .939         |
| San Mateo            | .993         |
| Angwin (u)           | 1.061        |
| Albany               | 1.076        |
| Brentwood            | 1.122        |
| Oakland              | 1.167        |
| Mountain View        | 1.229        |
| <u>Alameda</u>       | 1.259        |
| Foster City          | 1.272        |
| Daly City            | 1.399        |
| El Cerrito           | 1.403        |
| Berkeley             | 1.477        |
| San Francisco        | 2.772        |

Source: 1970 U. S. Census





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